

October 2019

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 PC Meeting View Agenda	3 Parks Committee 7:30 p.m. to 8:30 p.m. Land Use Process Review 8:30 p.m. to 9:30 p.m.	4	5
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13	14 <i>Columbus Day</i>	15	16 PC Meeting View Agenda	17 PC Meeting View Agenda	18	19
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Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
12000 Government Center Parkway, Fairfax, VA 22035
All Planning Commission meetings begin at 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, October 2, 2019

Meeting Starts at 7:30 p.m.

Posted: 10/3/19
Revised: 10/3/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURES SHOWN

2232-M19-5 - Department of Public Works and Environmental Services, Capital Facilities, Seven Corners Temporary Fire & Rescue Station, located at 6637 South Street, Falls Church, VA 22042 (*Deadline: 10/25/19*)

2232A-Y18-15-1 – Department of Public Works and Environmental Services, Capital Facilities, Sully Community Center, 13800 Wall Road, Herndon, VA 20171 (*Deadline: 7/1/20*)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2018-SU-027</u> (Sully)	<u>STONEBRIDGE INVESTMENTS, LLC</u> – Appl. under Sect. 9-630 of the Zoning Ordinance to permit development of a new limited brewery in the R-C district and a modification of limitations on the number of events defined in Article 20 of the Zoning Ordinance for limited brewery. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 40.62 ac. of land zoned R-C and WS. Tax Map 53-3 ((7))32Z, 33Z (pt.); 64-1 ((7)) 31Z (pt.), 34Z, 35Z (pt.); 38Z (pt.), 39Z, 40Z, 41Z and 42Z. (Associated with SPA 2016-SU-090).	Emma Estes	D/O TO 10/24/19 (D/O from 9/12/19) (D/O from 7/31/19) (D/O from 7/24/19) (P/H from 7/17/19)
<u>SE 2018-BR-028</u> <u>Addendum</u> (Braddock)	<u>CLASSIC COTTAGES, LLC</u> – Appl. under Sects. 9-610 and 9-615 of the Zoning Ordinance to permit a cluster residential development and a waiver of minimum district size. Located at 4037, 4107 and 4111 Maple Ave., Fairfax, 22032 on approx. 8.08 ac. of land zoned R-1. Tax Map 58-3 ((6)) 37, 38 and 38A.	Emma Estes	D/O TO 10/10/19 (D/O from 9/19/19) (P/H from 9/18/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2017-PR-010</u> (Providence)	<u>TYSONS DEVELOPMENT, LLC</u> – Appls. to rezone from C-7, I-5, PTC, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.69 and approval of the conceptual and final development plan. Located on the S.E. side of Tyco Rd. and the N.W. quadrant of the intersection of Leesburg Pike with Spring Hill Rd. on approx. 8.35 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-3 ((1)) 53, 53A, 57A, 57K and 57M and 29-3 ((32)) 1. (Concurrent with PCA 2010-PR-014D and SE 2018-PR-013).	Stephen Gardner	D/O TO 10/10/19
<u>PCA 2010-PR-014D</u> (Providence)	<u>TYSONS DEVELOPMENT, LLC</u> – Appl. to amend the proffers for RZ-2010-PR-014D previously approved for mixed-use development to permit deletion of land area from RZ 2010-PR-014D. Located on the N. side of Leesburg Pike, E. side of Tyco Rd., S. side of Boyd Pointe Way and W. of Spring Hill Rd. on approx. 1.52 ac. of land zoned PTC, SC and HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-3 ((32)) 1. (Concurrent with RZ/FDP 2017-PR-010 and SE 2018-PR-013).	Stephen Gardner	D/O TO 10/10/19

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- | | | | |
|--|---|-----------------|---|
| <u>SE 2018-PR-013</u>
(Providence) | <u>TYSONS DEVELOPMENT, LLC</u> – Appl. under Sects. 6-504, 6-507 and 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) in the PTC. Located at 8536, 8546 and 8590 Leesburg Pike, Vienna, 22182 and 1568, 1570 and 1572 Spring Hill Rd., McLean, 22102 on approx. 8.35 ac. of land zoned PTC, HC and SC. Tax Map 29-3 ((32)) 1 and 29-3 ((1)) 53, 53A, 57A, 57K and 57M. (Concurrent with RZ/FDP 2017-PR-010 and PCA 2010-PR-014D). | Stephen Gardner | D/O TO 10/10/19 |
| <u>AF 2019-DR-001</u>
(Dranesville) | <u>MAY PROPERTIES IV, LLC</u> – Appl. to permit the creation of an agricultural and forestal district authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 730, 734 and 820 Utterback Store Rd., Great Falls, 22066 on approx. 68.63 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after October 2, 2019 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 7-3 ((1)) 1, 7, 8, 15A and 15C. | Ellen Alster | APPROVAL REC |
| <u>PCA 2011-HM-012/CPDA 2011-HM-012</u>
(Hunter Mill) | <u>CARS-DB1, LLC</u> – Appl(s). to amend the proffers and conceptual development plan for RZ 2011-HM-012, previously approved for mixed-use development to permit site modifications and associated modifications to proffers with an overall Floor Ratio (FAR) of up to 7.25. Located on the S.W. of Leesburg Pike at the terminus of Spring Hill Rd. on approx. 1.99 ac. of land zoned PTC. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-3 ((1)) 2D. | Daniel Creed | APPROVAL REC |
| <u>PCA/CDPA/FDPA 74-7-047-02-02</u>
(Providence) | <u>INOVA HEALTH CARE SERVICES</u> – Appl(s). to amend the proffers, conceptual development plan and final development plan for RZ 74-7-047, previously approved for office development to permit a research, academic and clinical campus and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.70. Located on the E. side of Gallows Rd., S. side of Arlington Blvd. and W. side of the Capital Beltway, on approx. 116.78 ac. of land zoned PDC. Comp. Plan Rec: office; an option for draft Comp. Plan Amendment (SSPA 2018-I-1MS) recommending mixed use at an (FAR) of 0.70. Scheduled for Planning Commission on September 11, 2019. Tax Map 49-4 ((1)) 57. | Sharon Williams | D/O TO 10/10/19 |
| <u>PA 2015-IV-RH1</u>
(Lee) | Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on Wednesday, October 2, 2019 at 7:30 PM in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. | Aaron Klibaner | DEFER PUBLIC HEARING INDEFINITELY
(from 9/18/19)
(from defer indef.) |
| | Plan Amendment 2015-IV-RH1 concerns approx. 17.4 ac. generally located north and east of the intersection of South Van Dorn Street and Kingstowne Village Parkway (6625 and 6601 South Van Dorn Street, Alexandria, VA, 22315), Tax Map Parcels 91-2 ((1)) 35A and 35B in the Lee Supervisor District. The area is planned for residential use at 3-4 dwelling units per acre. The Board of Supervisors directed staff to consider a mix of residential uses up to 275 dwelling units and 20,000 square feet of retail use which may be increased to 70,000 square feet | | |

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to accommodate a retail anchor such as a grocery store. The amendment proposes a reduced density up to 12 du/ac or 212 residential units with community-serving retail use not to exceed 20,000 square feet and other conditions. Recommendations relating to the transportation network may also be modified. PA 2015-IV-RH1 is concurrently under review with Rezoning application RZ/FDP 2018-LE-009. Consult <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProcessBOS.aspx> for a description and information on the status of the rezoning.

Copies of the staff report, including this proposed Plan amendment, are available for examination and may be obtained from the Dept. of Planning & Development, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers’ list. Any questions may be directed to the Planning Div. at 703-324-1380. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

456A-S80-08-1
(Braddock)

Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING under provisions of Va. Code Secs. 15.2-2204 and 15.2-2232, as amended, on Wednesday, October 2, 2019, **7:30 P.M.**, in the Board Auditorium of the Fairfax County Government Center Building, 12000 Government Center Pkwy., Fairfax, Va., on Application **456A-S80-08-1** to consider the proposal by the Department of Public Works and Environmental Services, Capital Facilities, Building Design Branch, to renovate and repurpose the existing Boys Probation House including minor exterior site improvements to house the County's Crisis Care program operated by the Fairfax County Community Services Board located at 4410 Shirley Gate Road. Tax Map: 56-4 ((1)) 10 and 56-4 ((1)) 11. Braddock District. Area III. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Development, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. Persons desiring to speak on this application at the public hearing may call 703-324-2865 to have their names placed on the speaker's list. ADA: Reasonable accommodation is available upon 48 hours advance notice, please call 703-324-2865.

Jun Li
Bryan Botello

APPROVED

FDPA 2006-SU-007-04
(Sully)

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES, BUILDING DESIGN BRANCH – Appl. to amend the final development plans for RZ 2006-SU-007 previously approved for public facility to permit site modifications and associated changes to development conditions. Located on the N.W. corner of Air and Space Museum Pkwy. and Wall Rd. on approx. 5.00 ac. of land zoned PRM and WS. Tax Map 24-4 ((7)) (8) A.

Daniel Creed

P/H TO 10/24/19

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 10, 2019

Meeting Starts at 7:30 p.m.

Posted: 10/11/19
Revised: 10/11/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURES SHOWN

2232-M19-5 - Department of Public Works and Environmental Services, Capital Facilities, Seven Corners Temporary Fire & Rescue Station, located at 6637 South Street, Falls Church, VA 22042 (*Deadline: 10/25/19*) – **CONCUR**

2232A-Y18-15-1 – Department of Public Works and Environmental Services, Capital Facilities, Sully Community Center, 13800 Wall Road, Herndon, VA 20171 (*Deadline: 7/1/20*)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2017-HM-018</u> <u>Addendum</u> <u>Addendum 2</u> (<i>Hunter Mill</i>)	<u>1900-02 CAMPUS COMMONS, LLC</u> – Appls. to rezone from I-3 to PRM to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.7 and approval of the conceptual and final development plan. Located on the N. side of Sunrise Valley Dr. and E. side of Wiehle Ave. on approx. 11.60 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((1)) 33 and 34. (Concurrent with PCA 79-C-023).	Mary Ann Tsai	APPROVAL REC (<i>P/H from 9/25/19</i>)
<u>PCA 79-C-023</u> <u>Addendum</u> <u>Addendum 2</u> (<i>Hunter Mill</i>)	<u>1900-02 CAMPUS COMMONS, LLC</u> – Appl. to amend the proffers for RZ 79-C-023 to delete land area. Located on the N. side of Sunrise Valley Dr. and E. side of Wiehle Ave. on approx. 11.6 ac. of land zoned I-3. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((1)) 33 and 34. (Concurrent with RZ/FDP 2017-HM-018).	Mary Ann Tsai	APPROVAL REC (<i>P/H from 9/25/19</i>)
<u>RZ 2018-PR-021</u> (<i>Providence</i>)	<u>GEORGELAS, LLC</u> – Appl. to rezone from C-8, I-4 and HC to PTC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.5. Located on the N. side of Tyco Rd. approx. 1/8th mile E. of its intersection with Leesburg Pike on approx. 7.08 ac. of land. Comp. Plan Rec: Residential Mixed-Use, Office and Park/Open Space. Tax Map 29-1 ((25)) 1 and 2. (Concurrent with RZ 2018-PR-022 and FDP 2018-PR-022).	Stephen Gardner	DEFER D/O TO 12/11/19 (<i>P/H from 9/25/19</i>) (<i>from 9/11/19</i>) (<i>from 7/17/19</i>)
<u>RZ 2018-PR-022</u> (<i>Providence</i>)	<u>GEORGELAS, LLC</u> – Appl. to rezone from I-5, C-7, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.73. Located on the N.E. side of Leesburg Pike and N.W. side of Tyco Rd. on approx. 7.32 ac. of land. Comp. Plan Rec: Transit Station Mized-Use and Residential Mixed-Use. Tax Map 29-1 ((1)) 17, 17B, 17C and 29-3 ((1)) 55. (Concurrent with RZ 2018-PR-021 and FDP 2018-PR-022).	Stephen Gardner	DEFER D/O TO 12/11/19 (<i>P/H from 9/25/19</i>) (<i>from 9/11/19</i>) (<i>from 7/17/19</i>)
<u>SE 2018-BR-028</u> <u>Addendum</u> <u>Addendum 2</u> (<i>Braddock</i>)	<u>CLASSIC COTTAGES, LLC</u> – Appl. under Sects. 9-610 and 9-615 of the Zoning Ordinance to permit a cluster residential development and a waiver of minimum district size. Located at 4037, 4107 and 4111 Maple Ave., Fairfax, 22032 on approx. 8.08 ac. of land zoned R-1. Tax Map 58-3 ((6)) 37, 38 and 38A.	Emma Estes	APPROVAL REC (<i>D/O from 10/2/19</i>) (<i>D/O from 9/19/19</i>) (<i>P/H from 9/18/19</i>)
<u>RZ/FDP 2017-PR-010</u> (<i>Providence</i>)	<u>TYSONS DEVELOPMENT, LLC</u> – Appls. to rezone from C-7, I-5, PTC, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.69 and approval of the conceptual and final development plan. Located on the S.E. side of Tyco Rd. and the N.W. quadrant of the intersection of	Stephen Gardner	APPROVAL REC (<i>P/H from 10/2/19</i>)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 10, 2019

Meeting Starts at 7:30 p.m.

Posted: 10/11/19
Revised: 10/11/19

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Leesburg Pike with Spring Hill Rd. on approx. 8.35 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-3 ((1)) 53, 53A, 57A, 57K and 57M and 29-3 ((32)) 1. (Concurrent with PCA 2010-PR-014D and SE 2018-PR-013).

[PCA 2010-PR-014D](#)
(Providence)

[TYSONS DEVELOPMENT, LLC](#) – Appl. to amend the proffers for RZ-2010-PR-014D previously approved for mixed-use development to permit deletion of land area from RZ 2010-PR-014D. Located on the N. side of Leesburg Pike, E. side of Tyco Rd., S. side of Boyd Pointe Way and W. of Spring Hill Rd. on approx. 1.52 ac. of land zoned PTC, SC and HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-3 ((32)) 1. (Concurrent with RZ/FDP 2017-PR-010 and SE 2018-PR-013).

Stephen Gardner **APPROVAL REC**
(P/H from 10/2/19)

[SE 2018-PR-013](#)
(Providence)

[TYSONS DEVELOPMENT, LLC](#) – Appl. under Sects. 6-504, 6-507 and 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) in the PTC. Located at 8536, 8546 and 8590 Leesburg Pike, Vienna, 22182 and 1568, 1570 and 1572 Spring Hill Rd., McLean, 22102 on approx. 8.35 ac. of land zoned PTC, HC and SC. Tax Map 29-3 ((32)) 1 and 29-3 ((1)) 53, 53A, 57A, 57K and 57M. (Concurrent with RZ/FDP 2017-PR-010 and PCA 2010-PR-014D).

Stephen Gardner **APPROVAL REC**
(P/H from 10/2/19)

[PCA/CDPA/FDPA](#)
[74-7-047-02-02](#)
(Providence)

[INOVA HEALTH CARE SERVICES](#) – Appl(s). to amend the proffers, conceptual development plan and final development plan for RZ 74-7-047, previously approved for office development to permit a research, academic and clinical campus and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.70. Located on the E. side of Gallows Rd., S. side of Arlington Blvd. and W. side of the Capital Beltway, on approx. 116.78 ac. of land zoned PDC. Comp. Plan Rec: office; an option for draft Comp. Plan Amendment (SSPA 2018-I-1MS) recommending mixed use at an (FAR) of 0.70. Scheduled for Planning Commission on September 11, 2019. Tax Map 49-4 ((1)) 57.

Sharon Williams **APPROVAL REC**
(P/H from 10/2/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

None

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, October 16, 2019

Meeting Starts at 7:30 p.m.

Posted: 10/17/19
Revised: 10/17/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN

2232A-Y18-15-1 – Department of Public Works and Environmental Services, Capital Facilities, Sully Community Center, 13800 Wall Road, Herndon, VA 20171 (*Deadline: 7/1/20*)

ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>FDPA 2016-HM-007-02</u> (Hunter Mill)	<u>ONE RESTON CO. LLC AND TWO RESTON CO., LLC</u> – Appl. to amend the final development plan for RZ 2016-HM-007 to permit mixed use development. Located on the W. side of Reston Pkwy. and N. side of Sunrise Valley Dr. on approx. 4.51 ac. of land zoned PDC. Tax Map 17-3 ((8)) 1A1 (pt.) and 1B (pt.).	Mary Ann Tsai	APPROVED
<u>RZ 2019-BR-007</u> (Braddock)	<u>VIRENDRA BERY AND AMIT BERY</u> – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.15 dwelling units per acre (du/ac). Located on the N. side of Maury Rd. approx. 400 ft. W. of its intersection with Powell Rd., on approx. 2.32 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-3 ((2)) 14 and 14A.	Zachary Fountain	D/O TO 10/24/19
<u>RZ 2019-SP-006</u> (Springfield)	<u>CHRISTOPHER LAND, LLC</u> – Appl. to rezone from R-1, R-3 and HC to R-3 and PDH-3 and HC to permit residential development and private school of special education with a total density of 2.97 dwelling units per acre (du/ac). Located on the S. side of Tuttle Rd. and E. side of Louis Edmond Ct. on approx. 12.32 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 79-3 ((4)) 26A, 27A1, 27B and 31B. (Concurrent with FDP 2019-SP-006 and SEA 97-S-001).	Wanda Suder	D/O TO 10/24/19 (from11/13/19)
<u>FDP 2019-SP-006</u> (Springfield)	<u>CHRISTOPHER LAND, LLC</u> – Appl. to approve the final development plan for RZ 2019-SP-006 to permit residential development. Located on the S. side of Tuttle Rd. and E. side of Louis Edmond Ct. on approx. 8.41 ac. of land zoned PDH-3 and HC. Tax Map 79-3 ((4)) 26A (pt.), 27A1 (pt.), 27B and 31B (pt.). (Concurrent with RZ 2019-SP-006 and SEA 97-S-001).	Wanda Suder	D/O TO 10/24/19 (from11/13/19)
<u>SEA 97-S-001</u> (Springfield)	<u>CHRISTOPHER LAND, LLC</u> – Appl. under Sects. 3-304 and 9-310 of the Zoning Ordinance to amend SE 97-S-001 previously approved for a private school of special education and parking in R Districts to modify the land area and development conditions. Located at 8519 and 8533 Tuttle Rd., Springfield, 22152 on approx. 3.91 ac. of land zoned R-1, R-3 and HC. Tax Map 79-3 ((4)) 26A (pt.), 27A1 (pt.) and 31B (pt.). (Concurrent with RZ 2019-SP-006 and FDP 2019-SP-006).	Wanda Suder	D/O TO 10/24/19 (from11/13/19)

FAIRFAX COUNTY PLANNING COMMISSION
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Revised: 10/17/19

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[PCA/CDPA/FDPA](#)
[2016-HM-035](#)
(Hunter Mill)

CRS SUNSET HILLS, LC – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2016-HM-035, previously approved for a mixed use development to permit modifications to proffers and site design at a 3.68 Floor Area Ratio (FAR). Located on the S. side of Sunset Hills Rd., W. side of Wiehle Ave., N. side of Reston Station Blvd. on approx. 8.44 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Map 17-4 ((1)) 14A, 17A (pt.), 17B and 20.

Mary Ann Tsai **APPROVAL REC**

SEA 95-P-022
(Providence)

BURKE PETROLEUM REALTY, LLC – Appl. under Sects. 7-607, 9-505 and 9-610 of the Zoning Ordinance to amend SE 95-P-022 previously approved for a service station with quick service food store with a waiver of the minimum lot width and lot size requirements in a Highway Corridor Overlay District to permit modification of development conditions. Located at 2081 Chain Bridge Rd., Vienna, 22182 on approx. 23,994 sq. of land zoned C-8, SC and HC. Tax Map 39-1 ((3)) 1A.

Daniel Creed **P/H TO 12/11/19**
(from 7/24/19)
(from 5/1/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 17, 2019

Meeting Starts at 7:30 p.m.

Posted: 10/18/19
Revised: 10/18/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN

2232A-Y18-15-1 – Department of Public Works and Environmental Services, Capital Facilities, Sully Community Center, 13800 Wall Road, Herndon, VA 20171 (*Deadline: 7/1/20*)

ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 82-P-069-23/CDPA 82-P-069-10/FDPA 82-P-069-01-19</u> (Springfield)	<u>FAIR LAKES NORTH & SOUTH, LC</u> – Appl(s). to amend proffers associated with PCA 82-P-069-14 and PCA 82-P-069-20 to permit a continuing care facility and residential development or independent living facility and residential development and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.79 exclusive of ADUs. Located in the N. E. quadrant of the intersection of Fairfax County Pkwy. and Fair Lakes Pkwy. on approx. 23.61 ac. of land zoned PDC and WS. Comp. Plan Rec: Mixed Use. Tax Map 45-4 ((1)) 25B, 25E1 and 25E2. (Concurrent with PCA 82-P-069-22, FDPA 82-069-09-10, PCA 82-P-069-17-01, PCA 82-P-069-18-01).	Kelly Atkinson	APPROVAL REC (from 10/2/19) (from 10/24/19) (from 10/23/19)
<u>PCA 82-P-069-22/FDPA 82-P-069-09-10</u> (Springfield)	<u>FAIR LAKES NORTH & SOUTH, LC</u> – Appls. to amend proffers and development plan associated with PCA 82-P-069-19 to permit the continuation of a drive-in financial institution and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.10. Located approx. 500 ft. S.E. of W. intersection of Fair Lakes Cl. and Fair Lakes Pkwy. on approx. 4.7 ac. of land zoned PDC and WS. Comp. Plan Rec: Mixed Use. Tax Map 55-2 ((5)) A1, B, and D4 (pt.). (Concurrent with PCA 82-P-069-23, CCDPA 82-P-069-10, FDPA 82-P-069-01-19, PCA 82-P-069-17-01 and PCA 82-P-069-18-01).	Kelly Atkinson	APPROVAL REC (from 10/2/19) (from 10/24/19) (from 10/23/19)
<u>PCA 82-P-069-17-01</u> (Springfield)	<u>FAIR LAKES NORTH & SOUTH, LC</u> – Appl. to amend the proffers associated with PCA 82-P-069-17 previously approved for mixed use development to permit mixed use development with associated modifications to proffers. Located on the N. side of Fair Lakes Cl., approx. 300 f.t. S.W. of west intersection with Fair Lakes Pkwy. on approx. 5.6 ac. of land zoned PDC and WS. Comp. Plan Rec: Mixed Use. Tax Map 55-2 ((1)) 6A and 8A2. (Concurrent with PCA 82-P-069-18-1, PCA 82-P-069-22, FDPA 82-069-9-10, PCA 82-P-069-23, CDPA 82-P-069-10 and FDPA 82-P-069-01-19).	Kelly Atkinson	APPROVAL REC (from 10/2/19) (from 10/24/19) (from 10/23/19)
<u>PCA 82-P-069-18-01</u> (Springfield)	<u>FAIR LAKES NORTH & SOUTH, LC</u> – Appl. to amend the proffers associated with PCA 82-P-069-18 previously approved for residential and office development to permit residential and office development with associated modifications to proffers. Located approx. 450 f.t. S.E. of east intersection of Fair Lakes Pkwy. and Fair Lakes Cl. on approx. 13.96 ac. of land zoned PDC and WS. Comp. Plan Rec: Mixed Use. Springfield District. Tax Map 55-2 ((4)) 12, 16, 19 and 26A. (Concurrent with PCA 82-P-069-17-1, PCA 82-P-069-22, FDPA 82-P-069-10, PCA 82-P-069-23, CDPA 82-P-069-10 and FDPA 82-P-069-01-19).	Kelly Atkinson	APPROVAL REC (from 10/2/19) (from 10/24/19) (from 10/23/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 17, 2019

Meeting Starts at 7:30 p.m.

Posted: 10/18/19
Revised: 10/18/19

KEY
P/H – Public Hearing
D/O – Decision Only

[SE 2018-MV-007](#)
(Mount Vernon)

NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE UNITED STATES – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a cultural center. Located at 8907, 8900 & 9000 Richmond Hwy., Alexandria, 22309 and VDOT Surplus right-of-way, on approx. 125.6 ac. of land zoned R-1, HC and HD. Tax Map 109-2 ((1)) 2, 3 and 4 and Surplus VDOT right-of-way.

Wanda Suder **APPROVAL REC**
(from 9/12/19)
(from 9/11/19)
(from 7/18/19)
(from 3/20/19)
(from 2/20/18)
(from 12/6/18)

[PCA 2002-LE-005](#)
[Addendum](#)
(Lee)

ALWADI, LLC – Appl. to amend the proffers for RZ 2002-LE-005 previously approved for commercial development to permit a shopping center and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.18. Located on the N. side of Richmond Hwy. approx. 500 ft. E. of Martha St. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Comp. Plan Rec: Mixed Use. Tax Map 101-4 ((1)) 11A and 12.

William Mayland **D/O TO 10/24/19**
(from 9/19/19)
(from 7/31/19)
(from 5/16/19)
(from 4/3/19)
(from def. indef.)

[PCA/CDPA/FDPA](#)
[2010-LE-009](#)
(Lee)

MR LIBERTY VIEW ONE, LLC AND MR LIBERTY VIEW WEST LLC C/O MONUMENT REALTY – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2010-LE-009, previously approved for commercial development with a Floor Area Ratio (FAR) of 1.5 to permit a residential building and associated modifications to proffers and site design at a FAR of 1.5. Located in the N.W. quadrant of the intersection of Franconia-Springfield Pkwy. and Beulah St. on approx. 12.94 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 91-1 ((4)) 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 9A 10, 10A, 11, 11A, 13, 13A, 14, 14A, 15, 15A, 16, 16A, 17, 17A, 18, 18A, 19, 19A, 20, 20A, 21, 21A, 22, 22A, 23, 23A, 24, 24A, 25, 500, 500A, and 501.

Kelly Posusney **APPROVAL REC**

[SE 2019-PR-015](#)
(Providence)

CRESCENDO STUDIOS, LLC – Appl. under Sects. 3-304, 9-006, 9-304 and 9-310 of the Zoning Ordinance to permit a private school of special education with music-recording studio as an accessory use. Located at 8101A Lee Hwy., Falls Church, 22042 on approx. 1.65 ac. of land zoned R-3, CRA and HC. Providence District. Tax Map 49-4 ((1)) 54A and 54D.

Kelly Atkinson **APPROVAL REC**

[SE 2018-DR-020](#)
(Dransville)

FAIR LIGHT, LLC – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements. Located at 8514 Lewinsville Rd., McLean, 22102 on approx. 2.54 ac. of land zoned R-1. Tax Map 29-1 ((3)) 13.

Katelyn Antonucci **P/H TO 11/6/19**
(from 9/11/19)
(from 6/26/19)
(from 5/8/19)
(from 2/27/19)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, October 23, 2019

Posted: 8/30/19
Revised: 10/10/19

KEY
P/H – Public Hearing
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
None at this time			

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
NO APPLICATIONS ZMOD THIS NIGHT			

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
PCA 82-P-069-23/ CDPA 82-P-069-10/ FDPA 82-P-069-01-19/ PCA 82-P-069-17-01/ PCA 82-P-069-18-01 PCA 82-P-069-22/ FDPA 82-P-069-09-10 (Springfield)	Fair Lakes North & South L. C. (12451 Fair Lakes Circle, Fairfax, VA) (Continuing care facility and residential development)	K. Atkinson	P/H to 10/24/19
CSP 2014-SU-016 (Sully)	Northwood Ravin Development and Elm Street Development (NR Preserve Phase I Property Owner LLC and Preserve at Westfields Master Association, Inc.) (West of Sully Road and Westfields Blvd., intersections and east of Stonecroft Blvd.) (Comprehensive Sign Plan)	D. Barlow	P/H to 10/24/19

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 24, 2019

Meeting Starts at 7:30 p.m.

Posted: 10/25/19
Revised: 10/25/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN

2232A-Y18-15-1 – Department of Public Works and Environmental Services, Capital Facilities, Sully Community Center, 13800 Wall Road, Herndon, VA 20171 (*Deadline: 7/1/20*) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2018-SU-027</u> <u>Addendum</u> (Sully)	<u>STONEBRIDGE INVESTMENTS, LLC</u> – Appl. under Sect. 9-630 of the Zoning Ordinance to permit development of a new limited brewery in the R-C district and a modification of limitations on the number of events defined in Article 20 of the Zoning Ordinance for limited brewery. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 40.62 ac. of land zoned R-C and WS. Tax Map 53-3 ((7))32Z, 33Z (pt.); 64-1 ((7)) 31Z (pt.), 34Z, 35Z (pt.); 38Z (pt.), 39Z, 40Z, 41Z and 42Z. (Associated with SPA 2016-SU-090).	Emma Estes	DEFER D/O INDEFINATELY (D/O from 10/2/19) (D/O from 9/12/19) (D/O from 7/31/19) (D/O from 7/24/19) (P/H from 7/17/19)
<u>RZ 2019-BR-007</u> (Braddock)	<u>VIRENDRA BERY AND AMIT BERY</u> – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.15 dwelling units per acre (du/ac). Located on the N. side of Maury Rd. approx. 400 ft. W. of its intersection with Powell Rd., on approx. 2.32 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-3 ((2)) 14 and 14A.	Zachary Fountain	DEFER D/O TO 11/20/19 (P/H from 10/16/19)
<u>RZ 2019-SP-006</u> (Springfield)	<u>CHRISTOPHER LAND, LLC</u> – Appl. to rezone from R-1, R-3 and HC to R-3 and PDH-3 and HC to permit residential development and private school of special education with a total density of 2.97 dwelling units per acre (du/ac). Located on the S. side of Tuttle Rd. and E. side of Louis Edmond Ct. on approx. 12.32 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 79-3 ((4)) 26A, 27A1, 27B and 31B. (Concurrent with FDP 2019-SP-006 and SEA 97-S-001).	Wanda Suder	APPROVAL REC (P/H from 10/16/19) (from 11/13/19)
<u>FDP 2019-SP-006</u> (Springfield)	<u>CHRISTOPHER LAND, LLC</u> – Appl. to approve the final development plan for RZ 2019-SP-006 to permit residential development. Located on the S. side of Tuttle Rd. and E. side of Louis Edmond Ct. on approx. 8.41 ac. of land zoned PDH-3 and HC. Tax Map 79-3 ((4)) 26A (pt.), 27A1 (pt.), 27B and 31B (pt.). (Concurrent with RZ 2019-SP-006 and SEA 97-S-001).	Wanda Suder	APPROVED (P/H from 10/16/19) (from 11/13/19)
<u>SEA 97-S-001</u> (Springfield)	<u>CHRISTOPHER LAND, LLC</u> – Appl. under Sects. 3-304 and 9-310 of the Zoning Ordinance to amend SE 97-S-001 previously approved for a private school of special education and parking in R Districts to modify the land area and development conditions. Located at 8519 and 8533 Tuttle Rd., Springfield, 22152 on approx. 3.91 ac. of land zoned R-1, R-3 and HC. Tax Map 79-3 ((4)) 26A (pt.), 27A1 (pt.) and 31B (pt.). (Concurrent with RZ 2019-SP-006 and FDP 2019-SP-006).	Wanda Suder	APPROVAL REC (P/H from 10/16/19) (from 11/13/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 24, 2019

Meeting Starts at 7:30 p.m.

Posted: 10/25/19
Revised: 10/25/19

KEY
P/H – Public Hearing
D/O – Decision Only

[PCA 2002-LE-005](#)
[Addendum](#)
(Lee)

[ALWADI, LLC](#) – Appl. to amend the proffers for RZ 2002-LE-005 previously approved for commercial development to permit a shopping center and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.18. Located on the N. side of Richmond Hwy. approx. 500 ft. E. of Martha St. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Comp. Plan Rec: Mixed Use. Tax Map 101-4 ((1)) 11A and 12.

William
Mayland

APPROVAL REC
(P/H from 10/17/19)
(from 9/19/19)
(from 7/31/19)
(from 5/16/19)
(from 4/3/19)
(from def. indef.)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA 2008-LE-014 (Lee)	PATRIOT RIDGE COMMONS, LLC, PATRIOT RIDGE I, LLC, PATRIOT RIDGE 7700, LLC AND PATRIOT RIDGE II, LLC – Appl. to amend the proffers for RZ 2008-LE-014 previously approved for office and hotel development to permit modifications to proffers with an overall Floor Area Ratio (FAR) of 1.50. Located on the W. side of Backlick Rd. approx. ½ mile N. of the Henry G. Shirley Memorial Hwy. interchange on approx. 14.88 ac. of land zoned C-4. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 22A, 23B, 23C, 23D, 23E and 99-1 ((5)) 3 and 4.	Daniel Creed	APPROVAL REC
CSP 2014-SU-016 (Sully)	NORTHWOOD RAVIN DEVELOPMENT AND ELM STREET DEVELOPMENT – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2014-SU-016. Located on the W. side of Sully Rd. and Westfields Blvd. intersection and E. of Stonecroft Blvd. on approx. 50.59 ac. of land zoned PRM and WS. Tax Map 44-3 ((1))15A3, 15A4, 15D2 and 15D4 and 44-3 ((12)) A1.	Danielle Barlow	APPROVED (from 10/23/19)
FDPA 2006-SU-007-04 (Sully)	DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – Appl. to amend the final development plans for RZ 2006-SU-007 previously approved for public facility to permit site modifications and associated changes to development conditions. Located on the N.W. corner of Air and Space Museum Pkwy. and Wall Rd. on approx. 5.00 ac. of land zoned PRM and WS. Tax Map 24-4 ((7)) (8) A.	Daniel Creed	APPROVED (from 10/2/19)
2232-V19-2 (Mount Vernon)	Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING under provisions of Va. Code Secs. 15.2-2204 and 15.2-2232, as amended, on THURSDAY, OCTOBER 24, 2019, 7:30 P.M. , in the Board Auditorium of the Fairfax County Government Center Building, 12000 Government Center Pkwy., Fairfax, Va., on Application 2232-V19-2 to consider the proposal by the Department of Public Works and Environmental Services, Capital Facilities, Building Design Branch, to permit a Fire and Rescue Department Urban Search and Rescue Training facility located at 9900 Furnace Road, Lorton, VA. Part of Tax Map: 113-1 ((1)). Mount Vernon District. Area IV. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. Persons desiring to speak on this application at the public hearing may call 703-324-2865 to have their names placed	Yvonne Goh	APPROVED

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, October 24, 2019
Meeting Starts at 7:30 p.m.**

*Posted: 10/25/19
Revised: 10/25/19*

**KEY
P/H – Public Hearing
D/O – Decision Only**

on the speaker's list. ADA: Reasonable accommodation is available upon 48 hours advance notice, please call 703-324-2865.

SE 2019-MV-017
(Mount Vernon)

SEMIA YUSUF D/B/A PANDA CHILD CARE – Appl. under Sects. 6-105 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9935 East Hill Dr., Lorton, 22079 on approx. 3,442 sq. ft. of land zoned PDH-5. Tax Map 113-2 ((8)) 28.

Joseph
Onyebuchi

**INTENT TO
DEFER P/H TO
11/20/19**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, October 30, 2019

Posted: 8/30/19
Revised: 10/16/19

KEY
P/H – Public Hearing
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

PC MEETING CANCELLED

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 2010-HM-004 <i>(Hunter Mill)</i>	Sandeep Lohia (1629 Beulah Road, Vienna VA) <i>(To permit site development conditions, increase enrollment and utilize the existing second building)</i>	J. Rodenbeck	P/H to 1/8/20 <i>(from 9/19/19)</i> <i>(from 7/18/19)</i> <i>(from 6/12/19)</i>
PCA 84-S-038-02 <i>(Sully)</i>	Dominion Electric Supply Company, Inc. (South side of Lee Jackson Memorial Highway, approximately 300 feet east of its intersection with Westfax Drive) <i>(Warehouse and retail)</i>	Z. Fountain	P/H to 11/20/19 <i>(from 9/11/19)</i>