

September 2020

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 No PC Meeting | 3 No PC Meeting | 4 | 5 |
| 6 | 7 <i>Labor Day County Holiday</i> | 8 | 9 No PC Meeting | 10 No PC Meeting | 11 | 12 |
| 13 | 14 | 15 | 16 PC Meeting View Agenda | 17 PC Meeting View Agenda | 18 | 19 |
| 20 | 21 | 22 | 23 PC Meeting View Agenda | 24 CIP Committee Joint Electronic Meeting With Fairfax County School Board 7:30 p.m. | 25 | 26 |
| 27 | 28 | 29 | 30 PC Meeting View Agenda MEETING CANCELLED | | | |

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.

Posted: 4/30/20
Revised: 9/17/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday September 16, 2020
Meeting Starts at 7:30 p.m.

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 Development staff at 703-324-1290.

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FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

| Application | Applicant | Staff | PC Action |
|---|---|-------------------|--|
| RZ 2018-PR-010 Addendum <i>Providence</i> | JRS@TYSONS, LLC – Appl. to rezone from C-5, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 6.28, which includes bonus density for workforce housing and approval of the conceptual development plan. Located on the N. side of Watson St. approx. 130 ft. W. of International Dr. on approx. 1.1 ac. of land. Comp. Plan Rec: Commercial/Retail with Option for Residential Mixed Use. Tax Map 29-4 ((2)) 21, 21A and 22. | Kelly Posusney | Rec Approval <i>(D/O from 7/29/20)</i> |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|--|---------------------|-----------------------|
| PCA 86-W-001-13/ CDPA 86-W-001-04/ FDPA86-W-001-08 <i>Braddock</i> | THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 86-W-001, previously approved for governmental center, office, commercial, and residential, to permit a public facility and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.078. Located on the S. side of Random Hills Rd. and N. side of Monument Dr., on approx. 0.99 ac. of land zoned PDC. Comp. Plan Rec: Baseline – Office use up to 0.25 (FAR) or Public Facilities; Overlay – Office mixed use up to 0.35 (FAR) or Public Facilities. Tax Map 56-1 ((15)) 4. (Concurrent with PCA 87-S-039-07, CDPA 87-S-039-02, FDPA 87-S-039-011, and 2232-B19-9). | Zachary Fountain | P/H to 11/4/20 |

Posted: 4/30/20
Revised: 9/17/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday September 16, 2020
Meeting Starts at 7:30 p.m.

KEY
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[PCA 87-S-039-07/CDPA 87-S-039-02/FDPA 87-S-039-11](#)

Braddock

THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY

– PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 87-S-039, previously approved for a mixed-use development, to permit a public facility and associated modifications to proffers and site design at Floor Area Ratio (FAR) of 0.078. Located on the S. side of Random Hills Rd., W. side of Government Center Pkwy. and N. side of Monument Dr. on approx. 2.83 ac. of land zoned PDC. Comp. Plan Rec: Baseline – Office use up to 0.25 (FAR); Overlay – Office mixed-use up to 0.35 (FAR) or 300-room hotel use. Tax Map 56-1 ((1)) 47C. (Concurrent with PCA 86-W-001-13, CDPA 86-W-001-04, FDPA 86-W-001-08, and 2232-B19-9).

Zachary
Fountain

P/H to 11/4/20

[2232-B19-9](#)

Braddock

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES O/B/O THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY

– 2232 Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit the Monument Drive Commuter Garage and Bus Transit Center. Located on approx. 3.79 ac. of land zoned PDC District. Tax Map 56-1 ((15)) 4 and 56-1 ((1)) 47C. (Concurrent with PCA 86-W-001-13, CDPA 86-W-001-04, FDPA 86-W-001-08, PCA 87-S-039-07, CDPA 87-S-039-02, and FDPA 87-S-039-011).

Zachary
Fountain

P/H to 11/4/20

[PA 2019-III-FC1](#)

Springfield

FAIR OAKS MALL – On February 5, 2019 the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for the Fair Oaks Mall property (Tax Map Parcels 46-3 ((8)) 1A, 1C, 1D, 2, 4A, 5, 6, 6A, 7, 10, 11, 13, 46-4 ((9)) 8, 56-1 ((12)) 9, 14), located in Sub-unit A1 of the Fairfax Center Area, Springfield Supervisor District. The adopted Plan for this area recommends mixed-use development up to an intensity of 0.65 floor area ratio (FAR) at the overlay development level (per Fairfax Center Area guidance), with additional Plan options for up to 0.80 FAR or 1.0 FAR depending on various planned transit alternatives and other conditions being met. The Board requested that staff re-examine the Plan conditions related to development of the site up to 1.0 FAR and evaluate adjustments to the land use mix and alternative transportation options that may support development at that level of intensity prior to mass transit becoming available. The amendment proposes a single overlay recommendation for residential mixed-use development up to 1.0 FAR with no condition linking the highest intensity to mass transit availability, but with minor adjustments to the mix of uses and other conditions.

Michael
Lynskey

Rec Adoption

Posted: 4/30/20
Revised: 9/17/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday September 16, 2020
Meeting Starts at 7:30 p.m.

KEY
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[SE 2019-MA-014](#)
Mason

LORA L. SEEDS – Appl. under Sects. 2-306 and 9-610 of the Zoning Ordinance to a permit waiver of minimum lot width requirements. Located at 5824 Dawes Ave., Alexandria, 22311 on approx. 1.21 ac. of land zoned R-3. Tax Map 61-4 ((1)) 149.

Emma
Estes

D/O to 9/23/30
(from 7/29/20)
(from 7/08/20)
(from 6/11/20)
(from 5/6/20)
(from 3/4/20)
(from 1/29/20)

Posted: 4/30/20
 Revised: 9/18/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday September 17, 2020
Meeting Starts at 7:30 p.m.

KEY
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D/O – Decision Only

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FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|--|--|---|---|
| PFM Project Phase 2 Update Countywide | PUBLIC FACILITIES MANUAL PROJECT PHASE 2 UPDATE – The proposed amendments to the Fairfax County Public Facilities Manual (PFM) are part of the Fairfax First Initiative to improve the speed, consistency, and predictability of the County’s land development review process. The amendments primarily focus on technical issues. Overall, the amendments are necessary to incorporate flexibility and innovation into the PFM while updating the PFM to align it with specific requirements set forth in the <i>Virginia Code</i> , the County Code, and other County documents, such as the Comprehensive Plan, the Countywide Trails Plan, and the Urban Design Guidelines. Specific amendments incorporate the Urban Design Guidelines for proposed development proposals located in Commercial Revitalization Districts and Areas and Mixed-Use Centers into the PFM; incorporate a legislative amendment to decommission solar facilities; incorporate standards for the use of lime stabilization; set residential basement floor elevations above the seasonal groundwater table; add exploration requirements for deep foundations; clarify the validity of geotechnical reports previously approved by the County; update the regional pond policy language; enhance the submission requirements for water quality computations; update storm values for the design of dams; add | Jan Leavitt Don Lacquement Danielle Badra | D/O to 10/7/20 <i>(from T.B.D.)</i> |

Posted: 4/30/20
Revised: 9/18/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday September 17, 2020
Meeting Starts at 7:30 p.m.

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

the requirement for “silt tight” joints for storm sewer pipe; update the standards for polypropylene pipe; update pressure flow requirements for storm sewer; allow an alternative driveway entrance subject to approval by VDOT; require additional information on preliminary plan submissions; incorporate bicycle parking guidelines; adjust concrete trail widths; clarify the different trail requirements for trails located within the right-of-way; enhance the trail design standards; incorporate a legislative amendment to clarify the State Code subdivision provisions for sidewalks that front on existing roadways; update the safety standards for tot lots; elevate manhole covers to prevent inflow; reduce the unit flow factor for single-family attached and detached dwellings; remove outdated provisions such as concrete sanitary sewer pipe; increase and update Polyvinyl Chloride pipe specifications; add ductile iron pipe lining requirements; clarify and enhance critical root zone requirements; reduce minimum caliper size requirements for replacement trees; and update and reorganize the tree selection tables.

[PCA 78-S-063-08](#)
Sully

STANLEY MARTIN COMPANIES, LLC – Appl. to amend the proffers for RZ 78-S-063 previously approved for office to delete 12.04 acres to be included in concurrent RZ 2019-SU-005. Located on the E. side of Westfields Blvd. and N. side of Newbrook Dr. on approx. 12.04 ac. of land zoned I-3, WS and AN. Comp. Plan Rec: Mixed Use Development. Sully District. Tax Map 44-1 ((8)) 5 and 6. (Concurrent with RZ/FDP 2019-SU-005).

Katelyn Quinn **D/O to 10/7/20**
(from 7/22/20)

[RZ/FDP 2019-SU-005](#)
Sully

STANLEY MARTIN COMPANIES, LLC – Appls. to rezone from I-3, WS and AN to PDH-16, WS and AN to permit residential development with an overall density of 11.13 dwelling units per acre (du/ac) including bonus density for the provision of Affordable Dwelling Units (ADUs), and approval of the conceptual and final development plan. Located on the E. side of Westfields Blvd. and N. side of Newbrook Dr. on approx. 12.04 ac. of land. Comp. Plan Rec: Mixed Use Development. Sully District. Tax Map 44-1 ((8)) 5 and 6. (Concurrent with PCA 78-S-063-08).

Katelyn Quinn **D/O to 10/7/20**
(from 7/22/20)

Posted:
Revised: 9/24/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday September 23, 2020
Meeting Starts at 7:30 p.m.

KEY
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D/O – Decision Only

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FEATURE SHOWN
None

ITEMS SCHEDULED FOR DECISION ONLY

| Application | Applicant | Staff | PC Action |
|--|--|--------------|--|
| SE 2019-MA-014 <i>Mason</i> | LORA L. SEEDS – Appl. under Sects. 2-306 and 9-610 of the Zoning Ordinance to a permit waiver of minimum lot width requirements. Located at 5824 Dawes Ave., Alexandria, 22311 on approx. 1.21 ac. of land zoned R-3. Tax Map 61-4 ((1)) 149. | Emma Estes | D/O to 10/7/20 <i>D/O from 9/16/20</i> <i>(from 7/29/20)</i> <i>(from 7/08/20)</i> <i>(from 6/11/20)</i> <i>(from 5/6/20)</i> <i>(from 3/4/20)</i> <i>(from 1/29/20)</i> |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|---|--------------|---------------------|
| PCA 2005-PR-039-03 <i>Providence</i> | DUNN LORING DEVELOPMENT COMPANY, LLC – Appl. to amend the proffers previously approved with RZ 2005-PR-039, as amended by PCA 2005-PR-039 and PCA 2005-PR-039-02. Located on the N. side of Prosperity Ave., W. side of Gallows Rd. and S. side of I-66 on approx. 14.06 ac. of land zoned PRM and CRA. Comp. Plan Rec: Mixed Use. Tax Map 49-1 ((1)) 27C (pt.) and 27L (pt.), 49-1 ((32)) 1, 2, 3, 4 and 5. | Wanda Suder | Rec Approval |

Posted: 7/30/20
Revised: 9/2/20

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, September 30, 2020

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

Meeting Cancelled

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ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

None

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---|---|--------------|--|
| RZ/FDP 2019-PR-008 <i>Assoc. with SPA 93-P-046-03 Providence</i> | Toll Mid-Atlantic LP Company Inc. West side of Leesburg Pike, north side of Idylwood Road <i>From R-1 to PDH-12</i> | K. Posusney | <i>(to indeferral) (From 5/14/20) (From 5/1/20) (From 11/13/19) (From 9/25/19)</i> |
| SE 2020-MV-008 <i>Mount Vernon</i> | NOVA Petroleum Realty, LLC Service Station with Quick-Service Food Store 8500 Richmond Highway Alexandria, VA 22309 | W. Suder | <i>(to 10/28/20)</i> |
| CSPA 93-Y-044-03 <i>Springfield</i> | Darden Restaurants SW corner of Fair Lakes Pwky and Monument Dr <i>Comprehensive Sign Plan Amendment</i> | E. Estes | <i>(to 11/12/20)</i> |
| CSPA 2010-PR-021-02 <i>Providence</i> | Capital One Bank (USA), National Association Sign Plan – Amendment to CSP 2010-PR-021 <i>N. side of Dolley Madison Blvd, W. side of Scotts Crossing Road and E. Side of the Capital Beltway</i> | S. Gardner | <i>(to 10/28/20)</i> |
| SEA 2018-MA-008 <i>Mason</i> | Trustees of Lincolonia United Methodist Church and Luca's Rainbow Bilingual Preschool LLC 6323 and 6335 Little River Turnpike, Alexandria, VA 22312 <i>Amend previous SE for Place of Worship and child care center to add land area and modify development conditions</i> | Z. Fountain | <i>(to 10/7/20)</i> |