

## FAIRFAX COUNTY PLANNING COMMISSION

### Application Advertisements

Wednesday January 27, 2021

The below information is published in the Washington Times Newspaper in accordance to the Code of Virginia sections 15.2-107, 15.2-1427, and 15.2-2204

**Ad Run Dates: January 6, 2021 and January 13, 2021**

Notice is hereby given pursuant to the provisions of Section 15.2-2204 of the Code of Virginia as amended, that at a meeting of the Fairfax County Planning Commission (PC) of said County, on **WEDNESDAY, JANUARY 27, 2021 at 7:30 P.M.** the said Commission will hold a public hearing on the following applications at the time indicated. **The public hearing may be held electronically due to the State of Emergency caused by the COVID-19 pandemic.** Please contact the Planning Commission, at (703) 324-2865 or [plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov), or review on-line at [www.fairfaxcounty.gov/planningcommission](http://www.fairfaxcounty.gov/planningcommission) at least one week prior to the meeting for additional information on the status of the meeting. The meeting is available to view live on Channel 16 and stream live online at [www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream](http://www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream). Live audio of the meeting may be accessed via telephone as noted on the website. At the public hearing any and all interested persons will be given an opportunity to express their view regarding the application. All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865, or register online at [www.fairfaxcounty.gov/planningcommission/speaker](http://www.fairfaxcounty.gov/planningcommission/speaker) to be placed on the Speakers List and may appear and be heard via telephone or pre-recorded video. Deadlines by type of testimony are on the website. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, 22035 and [plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov). If the Planning Commission is meeting in person, phone and video testimony are encouraged but in-person attendance and testimony are also permitted at 12000 Government Center Parkway, Fairfax VA 22035. The following is a descriptive summary only of the application and may not include every detail. Interested parties may review the application in detail on-line at [ldsnet.fairfaxcounty.gov/ldsnet/](http://ldsnet.fairfaxcounty.gov/ldsnet/) or, with prior arrangement, may pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-1334 (TTY 711 Virginia Relay Center).

**CSP 2002-HM-043 - ARROWBROOK CENTRE, LLC, ARROWBROOK STREETS AND SIDEWALKS, LLC, AND ARROWBROOK MANAGEMENT CORP**, CSP Appl. under Sect(s). 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2002-HM-043. Located on the S. side of the Dulles Airport Access and Toll Rd. and W. side of Centreville Rd., N. of Sunrise Valley Dr. on approx. 28.64 ac. of land zoned PDC. Dranesville District. Tax Map 16-3 ((20)) (1) A, B, C, D, E; 16-3 ((20)) 1A, 4A, 5, 6, 7C, 8, 9 and 10; 16-3 ((20)) (2) D, F and G.

**FDPA 78-P-130-10 - EDUVISION, INC.**, FDPA Appl. to amend the final development plan for RZ 78-P-130 to permit colleges/universities. Located on the W. side of Fairview Park Dr. approx. 2,000 ft. S. of its intersection with Arlington Blvd. on approx. 6.29 ac. of land zoned PDC. Providence District. Tax Map 59-2 ((26)) 4.

**SEA 78-D-098-04 - JILL'S HOUSE**, SEA Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 78-D-098 previously approved for a medical care facility to permit modifications to development

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conditions. Located at 9011 Leesburg Pike, Vienna, 22182 on approx. 4.89 ac. of land zoned R-2. Dranesville District. Tax Map 28-2 ((1)) 9A

**RZ 2018-PR-013 - WHITE GRANITE ASSOCIATES LLC**, RZ Appl. to rezone from C-3 to R-16 to permit residential development with a total density of 14.2 dwelling units per acre (du/ac). Located in the N.W. quadrant of Chain Bridge Rd. and Interstate 66, along the terminus of White Granite Dr. on approx. 1.27 ac. of land. Comp. Plan Rec: Residential, 12-16 du/ac. Providence District. Tax Map 47-4 ((1)) 14.

**Ad Run Dates: January 13, 2021 and January 20, 2021**

**Plan Amendment # 2020-CW-2CP** is a Countywide plan amendment to consider changes to the Housing and Land Use elements of the Policy Plan; the Glossary; and the Area Plans volumes of the Comprehensive Plan related to rental Workforce Dwelling Units (WDUs). The plan amendment considers revisions to the text based on the policy adjustments recommended by the WDU Policy Task Force and would revise WDU levels and the income tiers served under the rental WDU program. Proposed countywide policy changes include a reduction in the rental WDU commitment level from 12% to 8% of the total dwelling units, and a reduced maximum household income tier for rental WDUs from 120% to 80% of the Area Median Income (AMI). Additional revisions may be considered to guidance regarding the income tiers and/or bonus density associated with wood and masonry building construction types (Type V construction) in rental developments subject to the provision of both ADUs and WDUs.

Proposed changes to the Area Plans include removing assisted housing tables from the Planning District text, editorial changes, and changes to the WDU recommendations for Tysons Urban Center, Annandale Community Business Center (CBC), and Seven Corners CBC. Changes to the Tysons Urban Center and the Annandale CBC plans would reduce the rental WDU commitment level from 20% to 13% of the total dwelling units provided in a development, and reduce the maximum household income for rental WDUs from 120% to 80% of the AMI; or a 10% commitment level if the maximum household income is 60% of the AMI or less. Changes to the Seven Corners CBC plan would reduce the rental WDU commitment level for Sub-units A3 and Land Unit B from 15% to 10% of the total dwelling units, the rental WDU commitment level for Land Unit C from 12% to 8% of the units, and the maximum household income for rental WDUs (Sub-unit A3, Land Unit B, and Land Unit C) from 120% to 80% of the AMI.

The amendment also considers other updates to the Housing element of the Policy Plan to ensure consistency between this policy with other related Board policies, including the 2015 Strategic Plan to Facilitate the Economic Success of Fairfax County, the 2017 One Fairfax Policy, and the 2018 Communitywide Housing Strategic Plan. Revisions to the Board of Supervisors' WDU Policy Administrative Guidelines and Tysons Corner Urban Center WDU Policy Administrative Guidelines

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will also be presented to ensure consistency between the Administrative Guidelines and the Comprehensive Plan recommendations.