

**County of Fairfax, Virginia  
Planning Commission Meeting  
February 15, 2018  
Verbatim Excerpt**

*PA 2013-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (PLAN STUDY DSC-D1-1) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns submission DSC-D1-1 (Middleton Farms), located at 13801 Frying Pan Road and 13713 Frying Pan Road, Tax Map # 24-2 ((1))1, 10 is approx. 66.96 ac. and is located in both the Dranesville and Sully Supervisor Districts. Submission DSC-D1-2 (Jackson Property), located at 13717 Frying Pan Road, Tax Map # 24-2((1))2, 3, 4 is approx. 7.35 ac. and is located in the Dranesville Supervisor District. Both submissions are under review as part of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1). Tax Map # 24-2((1))1, 10 is planned for office use up to .15 FAR with an option for office, hotel, recreational facilities and support service retail uses up to .40 FAR with conditions. Tax Map # 24-2((1)) 2, 3, 4 is planned for public park use and office use up to .15 FAR, with an option for consolidation with the Tax Map # 24-2 ((1)) 1, 10, with conditions. The amendment will consider adding an option for the subject properties for residential use up to a density of 5 dwelling units per acre (du/ac). Recommendations relating to the transportation network may also be modified. Submission DSC-D1-1 (Middleton Farms) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) is concurrently under review with RZ 2017-MD-027. (Hunter Mill District)*

After close of the Public Hearing

Commissioner Tanner: Thank you, Mr. Chairman. I first would like to start off by thanking staff for all your hard work and flexibility as we go through this process. And I just want to give you a little bit of more background. On July 9<sup>th</sup>, 2013, through the approval process of the 2013 Comprehensive Plan Work Program, the Fairfax County Board of Supervisors authorized Plan Amendment 2013-III-DS1, for consideration of a Comprehensive Plan Amendment for the Dulles Suburban Center. Through this process, several submissions have been considered at a separate public hearing from the study as a whole. And submission DSC-D1-1, being considered tonight, falls into that category. To reiterate Commissioner Ulfelder's earlier motion, one of the submissions addressed in the staff report has been severed and deferred. As a result tonight the Planning Commission will only be acting on the Middleton Farms submission. Regarding the submission, the Dulles Suburban Center Study Advisory Group has worked with staff and the community to update the plan. This submission for the Middleton Farms was reviewed by the advisory group, which supported the plan amendment, as do I. The plan – this plan amendment adds residential option at a density of up to five dwelling units per acre. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR SUBMISSION DSC-D1-1 OF THE DULLES SUBURBAN CENTER STUDY, PLAN AMENDMENT 2013-III-DS1, AS SHOWN IN MY HANDOUT DATED FEBRUARY 15<sup>TH</sup>, 2008 [sic]. Thank you.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion? All those in favor of the motion to recommend to the supervisors – the Board of Supervisors that it adopt PA 2013-III-DS1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

The motion carried by a vote of 12-0.

JLC

HANDOUT

**STAFF RECOMMENDATION FOR MIDDLETON FARMS (DSC-D1-1)  
OF THE DULLES SUBURBAN CENTER STUDY (PA 2013-III-DS1)**

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown as a ~~strikethrough~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center as amended through May 2, 2017, Land Unit D-1 Recommendations, pages 85-88:

2. ~~As an~~ Two options for the western and central portion of the land unit, ~~office, hotel, recreational facilities and support service retail uses may be appropriate and include up to .40 FAR if all of the following conditions are met: (1) office, hotel, recreational facilities and support service retail uses up to .40 FAR and/or (2) residential use up to 5 du/ac. Implementation of these options may be appropriate if all the following conditions are met:~~
- Full consolidation between Tax Map Parcels 24-2((1))1 and 10 is achieved;
  - With the exception of necessary road crossings and park improvements, all development should be south of the Horse Pen Run EQC;
  - The planned roadway extension between Park Center Road and Sunrise Valley Drive is constructed as a four lane divided roadway prior to any development ~~beyond the current Comprehensive Plan base density of .15 FAR~~ under either of these options;
  - Provide for access from Tax Map Parcels 24-2((1))2, 3 and 4 to the extension of Sunrise Valley Drive;
  - Any development ~~beyond the current Comprehensive Plan base of .15 FAR~~ under these options should be phased to transportation improvements and trip reduction measures identified at the time of rezoning;
  - Parks and recreation facilities to meet the needs of new development are provided. All EQCs and the area north of the Horse Pen Run Stream Valley ~~are~~ should be dedicated to the Fairfax County Park Authority and the land generally north of Horse Pen Run Stream Valley ~~is~~ should be developed for active recreational uses. Buildable recreational areas should be developed as a destination park to address recreation deficiencies in this area. Built facilities may include, but are not limited to: ball fields, tot lots, destination playground, skate park, picnic pavilions, parking and other amenities. Lighting for recreational uses should minimize light emissions that create sources of glare which may interfere with residents' and travelers' visual acuity. A continuous trail loop should be provided to connect this area with the development within the remainder of Land Unit D-1 and to Land Unit C, and be designed in consultation with county staff;

- Appropriate screening is provided between any office development in this land unit and the existing residential development in Land Unit C to protect these stable residential communities; ~~and~~
- The architecture, design and location of both principal and secondary structures and uses should ensure optimal views and overall appearance from Route 28 and further ensure a proper and reasonable transition to the existing residential uses in Land Unit C. In furtherance of these objectives, building heights should not generally exceed ten (10) stories, or approximately 150 feet for areas west of the Park Center Road/Sunrise Valley Drive extension and eight (8) stories, or approximately 120 feet for areas generally east of the same;
- A study of heritage resources is conducted and appropriate preservation or avoidance measures taken. Recordation of significant heritage resources should occur.
- Any ~~S~~support retail uses should be of a use and scale logically related to and supportive of the office, ~~and~~ hotel and residential uses and be physically or functionally integrated with other uses. Auto-oriented uses or stand-alone retail uses should not be permitted; however, eating establishments may be free standing. Such support retail should not be planned independently of the other planned-commercial uses, however phased development of commercial and retail uses is permitted;
- Development should incorporate TDMs of a scope and level appropriate to the mix of uses and the available transit; ~~and~~
- The planned road extension between Park Center Road and Sunrise Valley Drive should be designed to accommodate reasonably projected or anticipated transit needs; as first envisioned, bus stop locations should be provided along the planned extension, and be provided in a manner that has flexibility to support other forms of transit;
- Transit stop(s) should be included along the planned road extension; and
- ~~A contribution to help fund county acquisition of land for the development of recreational facilities in the vicinity is appropriate to help offset impacts. Such contributions should increase proportionately based on the amount of FAR approved above .35 FAR; and~~
- ~~An all-weather crossing~~ Trail connections should be provided connecting stream valley trails within this land unit Tax Map Parcels 24 2((1))1 and 10 to and to stream valley trails within Land Unit C.