

**County of Fairfax, Virginia
Planning Commission Meeting
November 18, 2020
Verbatim Excerpt**

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY –Proposals to change the Comprehensive Plan for 22 sites in southern Fairfax County, including residential, office, retail, and mixed-use properties near places like downtown Annandale, the Huntington and Franconia-Springfield Metro Stations and Richmond Highway. (Mount Vernon and Mason Districts)

MOUNT VERNON DISTRICT:

PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY'S MOBILE HOME COLONY :Located at 8431, 8453, 8459, 8463, 8465, 8529, 8537, 8541 Richmond Highway; 8500 Greenleaf Street; 106, 222 Denfield Drive; 4116, 4117 Melon Street; 4115 Galen Street; 8537, and 8543 Forest Place, Alexandria, VA, TMP#s, 101-3 ((1)) 28, 29B, 30B1, 30C, 31C, 32, 33; 101-3 ((9)) (1) 1, 2, 3, 4, 5, 500, 501, C1; 101-3 ((9)) (2) B. Current Plan: Base: Residential use at 5-8 du/ac. Option: Mixed-use comprising 75% residential use at 16-20 du/ac and 25% retail and office use at an intensity of 0.5 FAR with substantial parcel consolidation and urban/town center design concept, among other conditions. Nominated Change: Revise adopted plan option for residential use to 20-30 du/ac with neighborhood retail and/or office use, and without substantial parcel consolidation.

MASON DISTRICT:

PC19-MA-001 – FIRST CHRISTIAN CHURCH: Located at 6165 Leesburg Pike, Falls Church, VA, Tax Map Parcel (TMP) 51-3 ((1)) 25, VA 22044. Current Plan: Public Facilities, Governmental, and Institutional uses. Nominated Change: Multifamily age-restricted independent living (up to 113 units) with up to 5,000 square feet of medical or general office. Expand existing place of worship.

PC19-MA-002 – 6152 LEESBURG PIKE: located at 6152 Leesburg Pike, Falls Church, VA, TMP# 51-3 ((1)) 0021A. Current Plan: Residential use at 3-4 dwelling units per acre (du/ac). Nominated Change: Add a plan option to allow for senior housing at 5-8 du/ac.

PC19-MA-006 – DAR AL-HIJRASH ISLAMIC CENTER: Located at 6152 and 6160 Leesburg Pike, 3159 Row Street, and 6105, 6107, 6109, 6111, 6113, 6115, and 6117 Munson Hill Road, Falls Church, VA, TMP#s 51-3 ((1)) 19B, 21A, 22; 51-3 ((20)) 1, 2, 3, 4, 5; 51-4 ((11)) 6, 7. Current Plan: Residential use at 2-3 du/ac and 3-4 du/ac. Nominated Change: Expansion of the existing place of worship to include a community center and potential supporting uses including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 FAR.

PC19-MA-003 – 6429 ARLINGTON BOULEVARD: Located at 6421, 6425, 6429, 6435, 6439, 6443 Arlington Boulevard, and 6420 Spring Terrace, Falls Church, VA, TMP#s 51-3 ((5)) 8, 9, 10, 11, 12, 13, 30. Current Plan: Comprehensive Land Use Plan map baseline recommendation is for residential use at a density of 2-3 du/ac. Text recommends single-family residential use. Commercial encroachment should be discouraged. Nominated Change: Assisted living/nursing care/memory care up to 90,000 square feet, or a Floor Area Ratio (FAR) up to 0.48.

PC19-MA-004 – 4312 RAVESWORTH ROAD: Located at 4312 Ravensworth Road, Annandale, VA, TMP# 71-1 ((1)) 20. Current Plan: Comprehensive Land Use Plan Map: Alternative Uses; Text: Form-based plan; mid-rise residential use or commercial/mixed use, up to six stories. Nominated Change: Self-storage use up to four stories.

PC19-MA-005 – WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC): Located at 7616 Little River Turnpike; 4102, 4104, 4108, 4112, 4114, and 4116 Woodland Road; 4111 Hummer Road; 4125 Horseshoe Drive, Annandale, VA, TMP#s 59-4 ((6)) 10, 19B, 20C, and 20D; 60-3 ((12)) 5, 6, 7, and 8; 71-1 ((2)) 4. Current Plan: Area within Annandale CBC: Office, Retail and Other Commercial Uses, form-based guidelines recommend up to eight stories; Areas outside Annandale CBC: Residential use at 2-3 du/ac; Option for 3-4 du/ac with consolidation. Nominated Change: Expansion of Annandale CBC to include nominated adjacent residential properties; Add residential use into the mix of land uses for the properties within Sub-unit G1.

MOUNT VERNON DISTRICT:

PC19-MV-003 – 8160-8208 MOUNT VERNON HIGHWAY: Located at 8160, 8162, 8164, 8174, 8178, 8200, 8204, 8208 Mount Vernon Highway, Alexandria, VA, TMPs 101-2((1)) 29A, 29C, 29D; 101-4((1)) 20, 21, 22, 23, 24. Current Plan: Residential use at 2-3 du/ac. Nominated Change: Residential use at 5-8 du/ac with parcel consolidation. ***Recommendation to consider land use recommendations within expanded area to include TMPs 101-2((1)) 25, 26, 27A, 28A, 29B, 30A, 34, 34A, 35A1, 35A2, 36, 101-4((1)) 15, 16A, and 16B)

PC19-MV-009 – 2806 POPKINS LANE: Located at 2806 Popkins Lane, Alexandria, VA, TMP# 93-1 ((1)) 7. Current Plan: Text: Residential use at 3 – 4 du/ac; Comprehensive Land Use Plan Map shows residential use at 2 – 3 du/ac. Nominated Change: Residential use at 5 – 8 du/ac, yielding up to 33 townhomes.

After the close of the Public Hearing

Commissioner Sargent: Thank you, Mr. Chairman. I have a fairly lengthy motion here to bring us to a closure this evening. Please bear with me. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISIONS ON SSPA NOMINATIONS:

PC19-MV-002, ENGLSIDE TRAILER PARK/RAY'S MOBILE HOME COLONY; AND PC19-MA-001, FIRST CHRISTIAN CHURCH; AND PC19-MA-002, 6152 LEESBURG PIKE; AND PC19-MA-003, 6429 ARLINGTON BOULEVARD; AND PC19-MA-004, 4312 RAVESWORTH ROAD; AND PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC); AND PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER; AND PC19-MV-003, 8160-8208 MOUNT VERNON HIGHWAY; AND PC19-MV-009, 2806 POPKINS LANE; AND THE CHANGES TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM TO A MARK-UP SESSION SCHEDULED FOR THE PLANNING COMMISSION MEETING ON DECEMBER 2ND, 2020.

Commissioner Clarke: Second by Commissioner Clarke.

Chairman Murphy: Seconded by Commissioner. Clarke. Is there a discussion of that motion? All those in favor of the motion as articulated by Commissioner Sargeant, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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The motion carried by a vote of 11-0 Commissioner Spain was absent from the meeting.

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