

April 2015

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 No PC Meeting	2 No PC Meeting	3	4
5 	6	7	8 No PC Meeting	9 No PC Meeting	10	11
12	13	14	15 <i>View Agenda</i> <i>Committee meeting</i>	16 <i>View Agenda</i>	17	18
19	20	21	22 <i>View Agenda</i> <i>Committee meeting</i>	23 <i>View Agenda</i>	24	25
26	27	28	29 <i>View Agenda</i>	30 <i>View Agenda</i>		

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 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, April 15, 2015

Posted: 4/15/15
Revised: 4/16/15

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

COMMITTEE MEETINGS

The Policy and Procedures Committee met in the board conference room at 7:00 p.m.

CONSENT AGENDA

FSA-V05-35-3 – Verizon Wireless, 5845 Richmond Highway - CONCUR

FS-Y15-1 – T-Mobile, 10922 Vale Road - CONCUR

FEATURES SHOWN

FS-M14-47 – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PFM Amendment Option 1 Option 2 Attachment C (Countywide) (Hart)	UNDERGROUND DETENTION FACILITIES - The proposed amendment revises the process for approving the use of underground detention facilities. Specifically, the amendment proposes two options to revise the PFM as follows: Option 1: Retain a portion of the current Board waiver process for residential and mixed use developments with less than 50 units/lots and expand the use to such by-right developments subject to Board approval via the waiver process. Use of underground detention facilities in residential and mixed use developments greater than or equal to 50 units would be by approval of the Director of the Department of Public Works and Environmental Services ("the Director"). The Board's approval of a waiver shall consider impacts to the environment and the maintenance burden to prospective owners. Option 2: Revise the current process to allow the Director to approve all residential and mixed use plans that seek to use underground facilities. Both options also require that the use of underground detention facilities require a private maintenance agreement executed before the construction plan is approved, shall not be located in a County Stormwater easement, and that the maintenance agreement shall be recorded in the property's chain of title. Both options also clarify that underground detention facilities may consist of reinforced concrete box-shaped vaults or reinforced concrete, metal, or plastic pipe that meet PFM requirements. Both options further provide that upon the submission of supporting data that establishes that the facility functions in the matter intended by the PFM, the Director may approve a non-standard facility ("product modification"). In such instances, a developer shall be required to post an escrow to a property owner's association equal in amount to the cost of a 20-year maintenance cycle and a 40 percent replacement cost. In addition, in Option 1, this escrow shall be required for all residential and mixed use developments that are less than 50 units, regardless of whether the facility was approved for a product modification. No escrow shall be required for a product modification for industrial or commercial development. Both options further detail construction and installation requirements for these facilities including certification by a professional engineer with structural and geotechnical specialization. Such certification shall	T. Dhakal	D/O TO 4/22/15 <i>(P/H from 3/25/15)</i> <i>(from 1/8/15)</i> <i>(from defer indef.)</i>

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provide that the facility was constructed per manufacturer's specifications. Both options further provide that the certification, material delivery tickets, certifications from material suppliers, and results from tests and inspections shall be submitted to the County with as-built plans, or if no such plans are required, prior to the issuance of use permits. In either event, all such documents and information must be submitted to the County before bond release.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2014-LE-064</u> (Lee)	<u>EYORUSALEM HAILU BEST CHILD CARE</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7422 Heatherfield Ln., Alexandria, 22315, on approx. 1,870 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-3 ((15)) 125.	B. Katai	APPROVAL REC (from defer indef.)
<u>SE 2014-DR-033</u> (Dranesville)	<u>KRISHNA R. MURTHY</u> – Appl. under Sects. 9-606 and 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located 8512 Lewinsville Rd., McLean, 22102, on approx. 25,564 sq. ft. of land zoned R-1. Tax Map 29-1 ((1)) 25.	B. Katai	APPROVAL REC (from 3/12/14) (from 2/25/15) (from 1/15/15) (from 1/8/15) (from 12/3/14)
<u>Plan Amendment</u> (Sully)	<u>PA 2014-III-DS1 (DULLES SUBURBAN CENTER, LAND UNIT J/AKRIDGE)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 50 ac. generally located north of the Stonecroft Boulevard and Westfields Boulevard intersection (Tax Map #44-3((1)) 15). The area is planned for office, conference center/hotel, industrial/flex and industrial uses at an average intensity of .50 FAR. There are two higher intensity options: Option A envisions a mixed-use focal point with office, retail, hotel, and limited residential up to 1.0 FAR; Option B pertains to the area within 1/4 mile of a transit stop and recommends intensities up to 1.5 FAR and with additional residential up to 2.25 FAR. The Amendment will consider an option for residential use up to .50 FAR, that could include office and supporting retail uses, with conditions that support the creation of a high-quality living environment. Recommendations relating to the transportation network may also be modified.	C. Johnson	D/O TO 5/20/15 (from 4/9/15)
<u>2232-L14-8</u> (Lee)	<u>VERIZON WIRELESS</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by Verizon Wireless to develop a telecommunications facility located at 4700 Franconia Road, Alexandria, VA 22310. Tax Map: 0823 01 0020. Area IV.	H. Clark	APPROVED

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, April 16, 2015

Posted: 4/16/15
 Revised: 4/17/15

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

COMMITTEE MEETINGS

The Environment Committee will meet in the board conference room at 7:00 p.m. - CANCELLED

CONSENT AGENDA

None at this time

FEATURES SHOWN

FS-M14-47 – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2014-PR-018</u> (Providence)	<u>THE EVERGREENE COMPANIES, LLC</u> – Appl. to rezone from R-1 to R-4 to permit residential development with a total density of 3.12 du/ac. Located on the S. side of Chain Bridge Rd., in the S.W. quadrant of its intersection with Sutton Rd., on approx. 1.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50.	S. Wright	D/O TO 4/22/15 (from 3/25/15)
<u>RZ 2013-PR-014 Addendum 1</u> (Providence)	<u>AUSABLE, LLC</u> – Appl. to rezone from R-1 to R-5 to permit residential development with a total density of 3.76 dwelling units per acre (du/ac) and waiver of minimum lot width for Lots 3 and 11 per Sect. 9-610 of the Zoning Ordinance. Located on the S. side of Arlington Blvd., approx. 1,000 ft. W. of its intersection with Barkley Dr., on approx. 3.72 ac. of land. Comp. Plan Rec: 3-4 du/ac and private open space. Tax Map 48-4 ((1)) 44.	M. Van Atta	APPROVAL REC (from defer indef.)
<u>PCA/FDPA 82-P-015</u> (Providence)	<u>YUE WANG (ALSO KNOWN AS MIKE WANG)</u> – Appls. to amend the proffers, conceptual and final development plans for RZ 82-P-015 previously approved for residential development at 9.73 du/ac, to permit residential development and associated modifications to proffers and site design at a density of 11.64 dwelling units per acre (du/ac). Located on the W. side of Hollywood Rd., E. of Morris St. and S. of Lee Landing, on approx. 2.49 ac. of land zoned PDH-12 and HC. Comp. Plan Rec: 8-12 du/ac. Tax Map 50-1 ((22)) A, and 50-1 ((22)) 1-22. (Concurrent with CDPA 82-P-015.)	M. Van Atta	APPROVAL REC (from 4/15/15)
<u>CDPA 82-P-015</u> (Providence)	<u>YUE WANG (ALSO KNOWN AS MIKE WANG)</u> – Appl. to amend the Conceptual Development Plan for RZ 82-P-015 to permit residential development and associated modifications to site design. Located on the W. side of Hollywood Rd., E. of Morris St. and S. of Lee Landing, on approx. 2.49 ac. of land zoned PDH-12 and HC. Tax Map 50-1 ((22)) A, and 50-1 ((22)) 1-22. (Concurrent with PCA/FDPA 82-P-015.)	M. Van Atta	APPROVED (from 4/15/15)
<u>SE 2014-PR-067</u> (Providence)	<u>KONSTANTIN E. PANOV</u> – Appl. under Sects. 3-204 and 9-300 of the Zoning Ordinance to permit a child care center. Located at 9653 Blake Ln., Fairfax, 22031, on approx. 18,679 sq. ft. of land zoned R-2. Tax Map 48-3 ((19)) 1.	S. Wright	D/O TO 5/20/15 (from 4/8/15) (from 4/2/15)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, April 16, 2015

*Posted: 4/16/15
Revised: 4/17/15*

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P/H – Public Hearing
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SE 2014-MV-071
(Mount Vernon)

BARRY MAGLAUGHLIN/CATHERINE POWELL – Appl.
under Sects. 2-904 and 9-606 of the Zoning Ordinance Provisions for
Uses in a Floodplain, to permit an addition to a single family dwelling.
Located at 6415 15th St., Alexandria, 22307, on approx. 8,750 sq. ft.
of land zoned R-3. Tax Map 93-2 ((8)) (10) 12.

C. Bishop

APPROVAL REC
(from 4/8/15)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, April 22, 2015

Posted: 4/22/15
Revised: 4/23/15

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P/H – Public Hearing
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COMMITTEE MEETINGS

The Tysons Committee met in the Board Conference Room at 7:00 p.m.

CONSENT AGENDA

None at this time.

FEATURES SHOWN

FS-M14-47 – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PFM Amendment Option 1 Option 2 Attachment C (Countywide) (Hart)	UNDERGROUND DETENTION FACILITIES - The proposed amendment revises the process for approving the use of underground detention facilities. Specifically, the amendment proposes two options to revise the PFM as follows: Option 1: Retain a portion of the current Board waiver process for residential and mixed use developments with less than 50 units/lots and expand the use to such by-right developments subject to Board approval via the waiver process. Use of underground detention facilities in residential and mixed use developments greater than or equal to 50 units would be by approval of the Director of the Department of Public Works and Environmental Services ("the Director"). The Board's approval of a waiver shall consider impacts to the environment and the maintenance burden to prospective owners. Option 2: Revise the current process to allow the Director to approve all residential and mixed use plans that seek to use underground facilities. Both options also require that the use of underground detention facilities require a private maintenance agreement executed before the construction plan is approved, shall not be located in a County Stormwater easement, and that the maintenance agreement shall be recorded in the property's chain of title. Both options also clarify that underground detention facilities may consist of reinforced concrete box-shaped vaults or reinforced concrete, metal, or plastic pipe that meet PFM requirements. Both options further provide that upon the submission of supporting data that establishes that the facility functions in the matter intended by the PFM, the Director may approve a non-standard facility ("product modification"). In such instances, a developer shall be required to post an escrow to a property owner's association equal in amount to the cost of a 20-year maintenance cycle and a 40 percent replacement cost. In addition, in Option 1, this escrow shall be required for all residential and mixed use developments that are less than 50 units, regardless of whether the facility was approved for a product modification. No escrow shall be required for a product modification for industrial or commercial development. Both options further detail construction and installation requirements for these facilities including certification by a professional engineer with structural and geotechnical specialization. Such certification shall provide that the facility was constructed per manufacturer's specifications. Both options further provide that the certification, material delivery tickets, certifications from material suppliers, and	T. Dhakal	APPROVAL REC (D/O from 4/15/15) (P/H from 3/25/15) (from 1/8/15) (from defer indef.)

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results from tests and inspections shall be submitted to the County with as-built plans, or if no such plans are required, prior to the issuance of use permits. In either event, all such documents and information must be submitted to the County before bond release.

RZ 2014-PR-018
(Providence)

THE EVERGREEN COMPANIES, LLC – Appl. to rezone from R-1 to R-4 to permit residential development with a total density of 3.12 du/ac. Located on the S. side of Chain Bridge Rd., in the S.W. quadrant of its intersection with Sutton Rd., on approx. 1.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50.

S. Wright

D/O TO 4/30/15
(P/H from 4/16/15)
(from 3/25/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ/FDP 2014-MA-014 (Mason)	FP COLUMBIA PIKE, LLC – Appls. to rezone from C-3, C-4, HC, SC, and CRD to PRM, CRD, HC, and SC to permit residential multi-family development with an overall FAR of 2.36 and approval of the conceptual and final development plans. Located on the N.W. quadrant of the intersection of Columbia Pike. and Carlin Springs Rd., on approx. 3.80 ac. of land. Comp. Plan Rec: Office. Tax Map 62-1 ((1)) 7.	B. Krasner	P/H TO 6/18/15
PCA/FDPA 2005-PR-041-04 (Providence)	ESKRIDGE (E&A) LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ 2005-PR-041 previously approved for mixed use development to permit modifications to proffers and site design. Located on District Ave., Glass Alley, Strawberry Ln., Merrifield Town Center, and Merrifield Cinema Dr., on approx. 7.69 ac. of land zoned PDC, PRM, and HC. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((37)) F, J, K, and N.	W. O’Donnell	P/H TO 5/6/15 (from 3/25/15)
Plan Amendment (Hunter Mill)	<u>ST09-III-UP1 (B) (RESTON MASTER PLAN SPECIAL STUDY PHASE II)</u> – concerns approximately 8,400 acres of land (inclusive of roads), generally located approximately 20 miles west of Washington DC, seven miles west of Tysons and six miles east of Washington Dulles International Airport. The study area is within the Hunter Mill Supervisor District and shown on the adopted Comprehensive Plan maps as Residential Planned Community (RPC) and it is bisected by the Dulles Airport Access Road (DAAR) and extends as far as Route 7 on the north and is bounded on the north, east and south by low density residential neighborhoods that are accessible from Route 7, Hunter Mill Road and Lawyers Road.	F. Darab	D/O TO 5/13/15

The Plan Amendment proposes to update Comprehensive Plan guidance for the community of Reston and several small areas adjacent to Reston. The guidance is applicable to Reston’s Transit Station Areas (Wiehle-Reston East, Reston Town Center and Herndon), residential neighborhoods, Village Centers (Hunters Woods, South Lakes, Tall Oaks, North Point and Lake Anne) and

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MEETING AGENDA

Wednesday, April 22, 2015

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Revised: 4/23/15

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several non-residential areas located within the residential neighborhoods. The Plan Amendment for Phase 2 retains and integrates the community-wide Reston Vision and Planning Principles and Reston Transit Station Areas guidance previously adopted (February 11, 2014) as part of the Comprehensive Plan amendment for Phase 1 of the Reston study (ST09-III-UP1(A)). It also retains the recommendations previously adopted (December 2, 2014) as part of the Lake Anne Village Center/Reston Crescent Plan Amendment (2013-III-UP1). The retention and integration of previously adopted guidance necessitates minor editorial changes in some instances.

As a part of this proposed update, planning guidance for Reston will be consolidated into one location within Fairfax County's Comprehensive Plan. The Area Plan III volume will include a new Reston section for ease of use and improved accessibility. The proposed Reston Plan guidance will also reference pertinent Comprehensive Plan guidance from the Upper Potomac Planning District and the UP5 Community Planning Sector, the county planning geographies in which Reston resides.

Furthermore, the consolidation of Reston's Comprehensive Plan guidance into a single section requires editorial changes in the UP4, UP5 and UP7 Community Planning Sectors along with editorial changes within the Upper Potomac Planning District and Volume III of the Area Plans to align facts and figures with the changes proposed within the Reston guidance.

This area has been the subject of Phase 2 of the Reston Master Plan Special Study (RMPSS), a special planning study initiated to evaluate Plan guidance for the planned community of Reston. Specifically, the Plan amendment for Phase 2 proposes an updated Reston Plan map that merges the Land Use Plan, the Community Facilities Plan and presents updated land use designations that further community desires to maintain established residential neighborhoods. In addition, it communicates expectations for future development in Reston by providing structured Reston specific processes and more rigorous criteria for the consideration of single-family and multi-family redevelopment proposals. Moreover, it establishes general guidance for the vision and expectations for redevelopment of the Village Centers. Lastly, it maintains the existing characters of Reston's convenience center and commercial area along Baron Cameron Avenue between Bennington Woods Road to the west, Reston Parkway to the east and Stevenage Road to the north.

Reston's growth is planned to occur in Reston's Transit Station Areas (the areas along the Dulles Toll Road, generally within walking distance of planned or existing Metrorail stations) and Village Centers. All other areas of Reston (residential neighborhoods and Convenience Centers) are generally planned to remain as currently built. The Reston Neighborhoods section provides guidance to maintain the established residential neighborhoods. Residential land use categories have been expanded from their current 3 broad categories (low, medium, and high density) to 5 categories to more closely reflect what has been

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, April 22, 2015

Posted: 4/22/15
Revised: 4/23/15

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built in the community, with the desired result of maintaining established neighborhoods. The proposed residential categories are Low-density Single-family (0-4 DU/AC), Medium-Density Single-Family (5-12 DU/AC), Low-Density Multi-Family (13-20 DU/AC), Medium-Density Multi-Family (21-50 DU/AC), and High-Density Multi-Family (greater than 50 DU/AC). Existing Countywide Comprehensive Plan land use categories are applied to the few areas in Reston not included in the RPC Plan designation. In the event of residential neighborhood redevelopment requests, more stringent redevelopment criteria have been established that go beyond the County-wide criteria. Other proposed land use designations include Office, Retail, Village Center Mixed Use; Public Facilities, Government and Institutional; and Parks, Recreation and Open Space.

Reston's Village Centers are planned to reflect the land uses that currently exist, with the exception of Lake Anne Village Center which currently has detailed planning guidance to guide future redevelopment. This guidance will be retained. A general vision and guidelines for redevelopment is established for any future Village Center redevelopment proposals. Currently the Village Centers have neither a vision, nor redevelopment guidelines to create a common set of expectations for residents, landowners and businesses regarding future changes. The proposed general vision establishes the basic elements necessary for any redevelopment proposal in any Village Center. The guidelines for redevelopment establish the process required of any redevelopment proposal as well as detailed planning objectives.

Housing choices are encouraged to maintain Reston's diverse age, family status and income structure. These choices include different unit types, architectural styles, ownership patterns, senior housing and universally designed housing. Housing affordability has been increased beyond County-wide policies to recommend 12% or more Affordable Dwelling Units or Workforce Dwelling Units for any residential development or redevelopment in Reston. A higher percentage is expected in the Transit Station Areas, along with a contribution to affordable housing by non-residential development.

All Public Parks, Private Recreation, and Private Open Space are now reflected in Reston's Land Use Map and are further detailed on the Parks and Open Space map. More parks and recreation facilities and open space are included in the Reston Land Use Map. Existing trails are proposed to be shown within the Reston Plan. Reston's two golf courses are planned to remain.

Transportation recommendations expand and improve pedestrian and bicyclist mobility and infrastructure. The majority of transportation recommendations were adopted with the Plan Amendment for Phase 1, and thus, are advanced in the Plan Amendment for Phase 2.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, April 23, 2015

Posted: 3/16/15
Revised: 4/23/15

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.

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>
SE 2014-MV-058 (Mount Vernon)	Morning Star Day Care (3349 Beechcliff Drive, Alexandria, VA) (Home childcare facility)	N. Rogers	P/H to 6/10/15 (from 1/29/15)
RZ 2014-SP-015/ SE 2014-SP-060 (Springfield)	Sunrise Development, Inc. (9617 Burke Lake Road, Burke, VA) (Medical Care Facility)	M. Tsai	P/H to 5/13/15 (from 3/19/15) (from 3/12/15)

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, April 29, 2015

Posted: 3/16/15
Revised: 4/23/15

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.

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>
SE 2014-MV-058 <i>(Mount Vernon)</i>	Morning Star Day Care (3349 Beechcliff Drive, Alexandria, VA) <i>(Home childcare facility)</i>	N. Rogers	P/H to 6/10/15 <i>(from 1/29/15)</i>
RZ 2014-SP-015/ SE 2014-SP-060 <i>(Springfield)</i>	Sunrise Development, Inc. (9617 Burke Lake Road, Burke, VA) <i>(Medical Care Facility)</i>	M. Tsai	P/H to 5/13/15 <i>(from 3/19/15)</i> <i>(from 3/12/15)</i>
RZ 2011-PR-009/ PCA 92-P-001-11 <i>(Providence)</i>	Cityline Partners LLC (Scotts Run North) <i>(From C-3 to PTC)</i>	S. Wright	P/H to 5/6/15
SEA 87-L-012-02 <i>(Lee)</i>	Springfield BP (6703 Backlick Road, Springfield, VA) <i>(Amend the request from quick service food overlay with waivers)</i>	M. Van Atta	P/H to 6/10/15 <i>(from 3/4/15)</i>
SE 2014-SU-070 <i>(Sully)</i>	Sunbeam Family Child Care/ Gricelda Flores (5815 Stream Pond Court, Centreville, VA) <i>(Home Child Care Facility)</i>	M. Lynskey	P/H to 4/30/15 <i>(from 3/4/15)</i>
SE 2014-MV-074 <i>(Mount Vernon)</i>	Carla's Weecare Home Daycare (8045 Winding Way Court, Springfield, VA) <i>(Home Daycare)</i>	N. Rogers	P/H to 6/25/15

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, April 30, 2015

Posted: 4/30/15
 Revised: 5/1/15

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

COMMITTEE MEETINGS

None at this time.

CONSENT AGENDA

None at this time.

FEATURES SHOWN

FS-M14-47 – Verizon Wireless, 5400 Shawnee Road (Deadline: 6/11/15)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2014-PR-018</u> (Providence)	<u>THE EVERGREENE COMPANIES, LLC</u> – Appl. to rezone from R-1 to R-4 to permit residential development with a total density of 3.12 du/ac. Located on the S. side of Chain Bridge Rd., in the S.W. quadrant of its intersection with Sutton Rd., on approx. 1.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50.	S. Wright	D/O TO 5/20/15 (D/O from 4/22/15) (P/H from 4/16/15) (from 3/25/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Plan Amendment</u> (Lee)	<u>PA 2014-IV-MV1 (4201 AND 4203 BUCKMAN ROAD)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 0.80 ac. located at 4201 and 4203 Buckman Road (Tax Map Reference 101-3 ((1)) 15A and 101-3 ((1)) 15B). 4201 Buckman Road is planned for single-family detached residential use at 2-3 dwelling units per acre. 4203 Buckman Road is planned for the existing development and uses; if redeveloped, the appropriate residential density is 2-3 dwelling units per acre. The amendment will consider single-family attached residential use and consolidation of the parcels. Recommendations relating to the transportation network may also be modified.	J. Garcia	D/O TO 5/6/15
<u>Plan Amendment</u> (Hedetniemi)	<u>PA 2013-CW-4CP (CONSERVATION AREAS AND COMMUNITY NEIGHBORHOOD IMPROVEMENT AREAS)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment proposes to remove references to expired Conservation Areas and completed Community Improvement Areas that from the Comprehensive Plan.	A. Klibaner	D/O TO 5/13/15
RZ 2014-SP-015 (Springfield)	SUNRISE DEVELOPMENT, INC. – Appl. to rezone from R-1 to R-3 to permit a medical care facility with an overall Floor Area Ratio (FAR) of 0.25. Located on the E. side of Burke Lake Rd., S. of its intersection with Shipllett Blvd., on approx. 4.96 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac with an option for Residential 2-3 du/ac or for a medical care facility subject to the conditions to retain and preserve the Silas Burke House. Tax Map 78-3 ((1)) 4. (Concurrent with SE 2014-SP-060.)	M. Tsai	P/H TO 5/13/15 (from 4/23/15) (from 3/19/15) (from 3/12/15)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, April 30, 2015

Posted: 4/30/15
Revised: 5/1/15

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

- | | | | |
|---|--|---------------------|--|
| <p>SE 2014-SP-060
<i>(Springfield)</i></p> | <p>SUNRISE DEVELOPMENT, INC. – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a medical care facility. Located at 9617 Burke Lake Rd., Burke, 22015, on approx. 4.96 ac. of land proposed to be rezoned from R-1 to R-3. Tax Map 78-3 ((1)) 4. (Concurrent with RZ 2014-SP-015.)</p> | <p>M. Tsai</p> | <p>P/H TO 5/13/15
<i>(from 4/22/15)</i>
<i>(from 3/19/15)</i>
<i>(from 3/12/15)</i></p> |
| <p><u>SE 2014-SU-070</u>
<i>(Sully)</i></p> | <p><u>GRICELDA FLORES/SUNBEAM FAMILY CHILD CARE</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit home child care facility. Located at 5815 Stream Pond Ct., Centreville, 20120, on approx. 1,606 sq. ft. of land zoned PDH-4. Tax Map 54-3 ((23)) (15) 22.</p> | <p>M. Lynskey</p> | <p>APPROVAL REC
<i>(from 4/29/15)</i>
<i>(from 3/4/15)</i></p> |
| <p><u>PCA/FDPA 2005-PR-041-04</u>
<i>(Providence)</i></p> | <p><u>ESKRIDGE (E&A) LLC</u> – Appls. to amend the proffers, conceptual, and final development plans for RZ 2005-PR-041 previously approved for mixed use development to permit modifications to proffers and site design. Located on District Ave., Glass Alley, Strawberry Ln., Merrifield Town Center, and Merrifield Cinema Dr., on approx. 7.69 ac. of land zoned PDC, PRM, and HC. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((37)) F, J, K, and N.</p> | <p>W. O'Donnell</p> | <p>P/H TO 5/6/15
<i>(from 4/22/15)</i>
<i>(from 3/25/15)</i></p> |