

February 2010

Click on [View Agenda](#) or [View Speakers List](#) for detailed information.
 *The *Speakers List* is available after 3:30 pm the day of the meeting.)

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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.

Posted: 12/4/09
Revised: 1/7/10

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 3, 2009

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

THE PLANNING COMMISSION MEETING FOR FEBRUARY 3, 2009 HAS BEEN CANCELLED.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
None at this time			

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2009-LE-016 (Lee)	T-Mobile Northeast LLC & Springfield Swimming and Racquet Club, Inc. (7400 Highland Street)	B. Cho	P/H to 3/3/10
SE 2009-DR-018 (Dranesville)	Trustees of the New Life Christian Church & Cingular Wireless PCS, AT&T Mobility (1988 Kirby Road.)	K. G-Sobers	P/H to 3/3/10
RZ 2009-BR-015/ PCA C-083-02/ SEA 87-A-086-2 (Braddock)	College Town Associates, L.P. 10697 Braddock Road (For University Mall expansion/redesign)	W. O'Donnell	DEF INDEF (from 11/19/09)
RZ 2009-PR-005 (Providence)	Anthony Casolaro Residential (N. side Elm Place between Sandburg St & Arden St)	K. G-Sobers	P/H to 3/3/10 (from 12/2/09)
PCA 85-L-101-05/ PCA 84-L-020-24 (Lee)	Kingstowne Residential Owners Corp. (n. side Summer Ridge Rd w. of intersection w/ Chewell Lane)(to permit transfer of ownership from Stormwater Mgmt. Facilities to DPWES)	S. Williams	P/H to 3/3/10 (from 12/10/09)
SE 2009-PR-013 (Providence)	Tyson's Station 1 LLC 1955 Chain Bridge Rd (for service station & Quick service food store)	K. G-Sobers	DEF INDEF (from 10/22/09)
PRC 86-C-121-02/ CPA 86-C-121-12 (Hunter Mill)	RAJ Development, LLC (NE corner of intersection of New Dominion Parkway & Explorer St)(for multi-family residential, Retail & childcare center)	S. Lin	P/H to 2/4/10 (from 11/5/09)

Posted: 12/4/09
Revised: 2/5/10

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 4, 2009

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.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2009-MA-015 (Mason)	Ana L. Cornejo	S. Zottl	APPROVAL REC (P/H 12/10/09)
SPA 83-P-057-05 (Providence)	The Church for All Nations	S. Lin	APPROVAL REC (P/H 12/2/09)
SE 2008-HM-010 (Hunter Mill)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) (waiver of minimum Lot requirements)	K. G-Sobers	APPROVAL REC (P/H on 1/28/10)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 79-P-038-02 (Providence)	Nevzat & Hacer Kansu (W. side Juniper St., approx. 700' N. of Lee Rd) (to modify proffers)	S. Zottl	APPROVAL REC
S09-CW-2CP (Hart)	2009 Heritage Resources Plan Update	L. Turkawski	APPROVAL REC
SE 2009-DR-008 (Dranesville)	Oakcrest School S. side of Crowell Rd, approx. 1200' E. of its Intersection w/ Hunter Mill Rd. & N. side of Dulles Toll Rd (private school of general education)	T. Strunk	D/O to 2/25/10 (from 1/28/10)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2007-SP-035 (Springfield)	Masood Said (9121 Silverbrook Rd, Fairfax Station) (for day care center w/ 99 children/10 employees)	S. Battista	P/H to 2/18/10 (from indef def) (from 3/19/08)
RZ 2009-MA-013/ SEA 83-M-102-03 (Mason)	McDonald's Corporation 4800 North Chambliss St & 6302 Little River Turnpike (to permit demolition/reconstruction of use & site modifications)	C. DeManche	P/H to 3/10/10
PRC 86-C-121-02/ CPA 86-C-121-12 (Hunter Mill)	RAJ Development, LLC (NE corner of intersection of New Dominion Parkway & Explorer St)(for multi-family residential, Retail & childcare center)	S. Lin	P/H to 4/22/10 (from 2/3/10)
SEA 93-Y-059 (Sully)	Exxon Mobil Corporation 13825 & 13829 Lee Highway (to permit Modification of development conditions)	S. Zottl	P/H to 3/3/10 (from 11/19/09)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 3, 2010**

**NOTE: THE PLANNING COMMISSION DID NOT HOLD REGULAR LAND USE
PUBLIC HEARINGS ON WEDNESDAY, FEBRUARY 3, 2010.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 4, 2010**

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

SE 2009-MA-015 – ANA L. CORNEJO – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 4921 Backlick Road and 4954 Sunset Lane on approx. 2.17 ac. of land zoned R-2. Tax Map 71-3 ((1)) 24A and 71-4 ((1)) 20. **MASON DISTRICT. APPROVAL RECOMMENDED**

SPA 83-P-057-05 – CHURCH OF ALL NATIONS – Administrative review of the Special Permit Application pending before the Board of Zoning Appeals for property located on Amanda Place on Tax Map 49-1 ((1)) 35A, 37, 38, and 38A. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

SE 2008-HM-010 – GEORGE B. & CAROLYN L.E. SAGATOV – Appl. under Sect. 9-610 of the Zoning Ordinance to permit waiver of the minimum lot width requirements. Located at 10120 Wendover Dr. on approx. 4.54 ac. of land zoned R-E. Tax Map 27-4 ((1)) 14C1. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

S09-CW-2CP – 2009 HERITAGE RESOURCES PLAN UPDATE – To consider proposed amendments to The Comprehensive Plan for Fairfax County, Virginia, to update the Inventory of Historic Sites tables and maps that appear in the Area Plans, and revise the language in the Heritage Resources sections of the Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site. Significant proposed revisions include: 1) updating the Inventory of Historic Sites tables in the district-wide recommendation section of each planning district, with a range from zero to four sites being added in any given district as recommended for inclusion by the History Commission because the site meets the criteria for listing in the Inventory; and 2) revising the language in the Heritage Resources sections of the Dulles Suburban Center and Fairfax Center special planning areas to reflect the objectives and polices stipulated in the Heritage Resources section of the Policy Plan for identification, recordation, and protection and preservation where feasible. A list of The Inventory of Historic Sites may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>. Fifteen sites are proposed to be added to the Inventory, a list of which may be obtained by visiting <http://www.fairfaxcounty.gov/dpz>. Copies of the proposed

Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **APPROVAL RECOMMENDED**

PRC 86-C-121-02 – RAJ DEVELOPMENT, LLC – Appl. to approve the PRC plan associated with RZ 86-C-121 to permit multi-family residential, retail, and childcare center uses. Located in the N.E. corner of the intersection of New Dominion Pkwy. and Explorer St. on approx. 1.61 ac. of land zoned PRC. Tax Map 17-1 ((17)) 3. (Concurrent with CPA 86-C-121-12). **HUNTER MILL DISTRICT. PUBLIC HEARING DEFERRED TO 4/22/10**

CPA 86-C-121-12 – RAJ DEVELOPMENT, LLC – Appl. to amend CP 86-C-121 for RZ 86-C-121 to permit multi-family residential, retail, and childcare center and associated modifications to site design. Located in the N.E. corner of the intersection of New Dominion Pkwy. and Explorer St. on approx. 1.61 ac. of land zoned PRC. Tax Map 17-1 ((17)) 3. (Concurrent with PRC 86-C-121-02). **HUNTER MILL DISTRICT. PUBLIC HEARING DEFERRED TO 4/22/10**

PCA 79-P-038-02 – NEVZAT KANSU & HACER K. KANSU – Appl. to amend RZ 79-P-038 previously approved for industrial development to permit modifications to the approved proffers and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.45. Located on the W. side of Juniper St. approx. 700 ft. N. of Lee Hwy. on approx. 20,066 sq. ft. of land zoned I-5. Comp. Plan Rec: Retail, Industrial, Warehouse. Tax Map 49-2 ((5)) 5. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

SEA 93-Y-059 – EXXON MOBIL CORPORATION – Appl. under Sect. 7-607 of the Zoning Ordinance to amend SE 93-Y-059 previously approved for a service station, quick service food store, and car wash in a Highway Corridor Overlay District to permit modifications to development conditions. Located at 13825 and 13829 Lee Hwy. on approx. 1.17 ac. of land zoned C-8, HC, SC, and WS. Tax Map 54-4 ((1)) 103A and 104. **SULLY DISTRICT. PUBLIC HEARING DEFERRED TO 3/3/10**

SE 2009-DR-008 – OAKCREST SCHOOL – Appl. under Sect. 3-E04 of the Zoning Ordinance to permit a private school of general education with a total daily enrollment of 450 students. Located on the S. side of Crowell Road approx. 1,200 ft. E. of its intersection with Hunter Mill Road and N. of Dulles Toll Road on approx. 23.0 ac. of land zoned R-E. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4. **DRANESVILLE DISTRICT. D/O TO 2/25/10**

Posted: 2/4/10
Revised: 2/5/10

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 4, 2010

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

DECISIONS ONLY:

SPA 83-P-057-05 – THE CHURCH FOR ALL NATIONS – **APPROVAL REC**
(Admin. Hearing on 12/02/09)

SE 2009-MA-015 – ANA L. CORNEJO – **APPROVAL REC**
(P/H on 12/10/09)

SE 2008-HM-010 – GEORGE B. & CAROLYN L.E. SAGATOV – **APPROVAL REC**
(P/H on 1/28/10)

DEFERRALS:

PRC 86-C-121-02 & CPA 86-C-121-12 – RAJ DEVELOPMENT, LLC – **P/H to 4/22/10**
(Hunter Mill District)

SEA 93-Y-059 – EXXON MOBIL CORPORATION (Sully District) – **P/H to 3/3/10**

CONSENT AGENDA ITEM: CONCUR

FS-D09-202 – Clearwire, 7700 Leesburg Pike (Deadline: 4/17/10)

FEATURES SHOWN: CONCUR

FS-P09-171 – T-Mobile Northeast LLC, 3457 Gallows Road (Deadline: 2/18/10)

FS-P09-176 – Clearwire, 3457 Gallows Road (Deadline: 2/18/10)

FS-Y09-31 – Cricket Communications, w/in easement adj. to Green Post Court (Deadline: 2/28/10)

FS-H09-182 – Clearwire, 1300 Lake Fairfax Drive (Deadline: 3/11/10)

FS-Y09-179 – Clearwire, 13224 Franklin Farm Road (Deadline: 3/14/10)

FS-H09-194 – Clearwire, 1577 Spring Hill Road (Deadline: 4/7/10)

PCA 79-P-038-02 – NEVZAT & HACER KANSU (Staff: Suzianne Zottl) – **APPROVAL REC**

NO SPEAKERS

S09-CW-2CP – COMPREHENSIVE PLAN AMENDMENT – 2009 HERITAGE RESOURCES PLAN UPDATE (Hart) (Staff: Laurie Turkawski) – **APPROVAL REC**

1. Debbie Robison
Chairman, Fairfax County History Commission
14801 Hunting Path Place
Centreville, VA 20120
2. Jody Bennett
1459 Hunter View Farms
Vienna, VA 22182

Continued on Next Page

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, February 4, 2010

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SE 2009-DR-008 – OAKCREST SCHOOL (Staff: Tracy Strunk) – **D/O to 2/25/10**

1. Bruce Bennett
Hunter Mill Road Traffic Calming Committee
1459 Hunter View Farms
Vienna, VA 22182
2. James Barrett
Hunter Mill Defense League
1704 Fox Run Court
Vienna, VA 22182
3. Nancy Overman
1616 Crowell Road
Vienna, VA 22182
4. Laura Bell
Oakcrest School
2174 Harithy Drive
Vienna, VA 22027
5. Felipe Rodriguez
Oakcrest School
1508 Victoria Farms Lane
Vienna, VA 22182
6. Dan Beatty
Oakcrest School
2417 Beekay Court
Vienna, VA 22181
7. Christian Maimone
Oakcrest School
9211 Graceland Place
Fairfax, VA 22031
8. Feliza Kepler
Equestrian Park Homeowners Assn.
1738 Dressage Drive
Reston, VA 20190
9. Richard Schmitt
Oakcrest School
7106 Holyrood Drive
McLean, VA 22101
10. Jody Bennett
1459 Hunter View Farms
Vienna, VA 22182
11. Christine Luckscheiter
1407 Southwind Court
Vienna, VA 22182
12. Steve Hull
10906 Sunset Hills Road
Reston, VA 20190
13. John Thoburn
1621 Hunter Mill Road
Vienna, VA 22182
14. Renee Austell
166 River Park Drive
Great Falls, VA 22066
15. Maria Babendreier
1016 Curtis Place
Rockville, MD 20852

Posted: 12/4/09
Revised: 1/28/10

FAIRFAX COUNTY PLANNING COMMISSION
MEETING CANCELLED
Wednesday, February 10, 2009

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.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2009-BR-020/ 2232-B08-7 (Braddock)	T-Mobile Northeast LLC & Commonwealth Swim Club (9800 Commonwealth Blvd..)	T. Strunk	DEF INDEF (from 12/10/09)
S09-CW-1CP (Hart)	Visual and Performing arts Policy Plan amendment	P. Nee	P/H to 3/10/10
SE 2009-SP-012 (Springfield)	McDonald's Corporation 13035-B Lee Jackson Memorial Highway (fast food restaurant with drive-through)	C. DeManche	P/H to 3/10/10 (from 10/29/09)
RZ 2009-MA-011/ SEA 95-M-039 (Mason)	Westlawn Limited Partnership 3008, 3030, 3040 Annandale Rd & 6715 Arlington Blvd (to permit site modifications, drive-in financial Institution, drive-thru pharmacy, increase in bldg height, Wavier of certain sign regulations)	T. Strunk	P/H to 2/25/10 (from 1/7/1009)
PCA 82-P-084-02 (Providence)	Fathia Soliman 1886 Old Meadow Rd (for industrial development To permit modification of approved proffers)	B. Cho	P/H to 3/25/10 (from 1/21/10)
SPA 83-P-057-05 (Providence)	The Church for All Nations	S. Lin	D/O to 2/4/10 (from 1/7/10)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 10, 2010

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 4/5 of the Government Center, to meet with members of the Tysons Corner Task Force and Fairfax County staff.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 10, 2010.**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 11, 2010

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 2/3 of the Government Center to listen to citizens' suggestions on the draft Comprehensive Plan text for the Tysons Corner area.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, FEBRUARY 11, 2010.**

Posted: 12/4/09
Revised: 1/26/10

FAIRFAX COUNTY PLANNING COMMISSION
MEETING CANCELLED
Thursday, February 18, 2009

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.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
ZO Amendment (Sargeant)	Editorial & other minor revisions	D. Hansen	P/H to 3/3/10 (from 1/28/10)
ZO Amendment (Hart)	Residential Studios	D. Pesto	P/H to 3/25/10 (from 1/21/10)
FDPA-A-320 (Braddock)	Danbury Forest Community Assn. (for residential development to permit building Additions and site modifications)	S. Zottl	P/H to 4/29/10 (from 1/7/10)
SE 2007-SP-035 (Springfield)	Masood Said (9121 Silverbrook Rd, Fairfax Station) (for day care center w/ 99 children/10 employees)	S. Battista	P/H to 4/29/10 (from 2/4/10))
RZ 2009-DR-016/ FDP 2009-DR-016 (Dranesville)	Madison Building Assoc. LLC & Second Madison Building Assoc. LLC E. side Beverly Rd, W. side Old Chain Bridge Rd. Approx. 100' S. of its intersection w/ Fleetwood Rd. (for mixed use development)	B. Cho	P/H to 2/25/10 (from 1/13/10)
ST09-IV-S1 (Lee)	Loisdale Road Study	L. Mason	P/H to 3/3/10 (from 10/15/09)
SEA 2004-MV-001 (Mount Vernon)	Trustees of Calvary Korean Baptist Church/New Cingular Wireless, PCS, LLC/Washington, DC 8616 Pohick Rd (to permit site modifications)	C. DeManche	P/H to 3/18/10

Posted: 12/4/09
Revised: 2/26/10

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 25, 2009

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.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2009-DR-008 (Dranesville)	Oakcrest School S. side of Crowell Rd, approx. 1200' E. of its Intersection w/ Hunter Mill Rd. & N. side of Dulles Toll Rd (<i>private school of general education</i>)	T. Strunk	D/O to 3/18/10 (P/H on 2/4/10)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S09-IV-LP2 (Mount Vernon)	Plan Amendment Lorton-South Route 1 Healthplex	A. Klibaner	D/O to 3/10/10
RZ 2009-MA-011/ SEA 95-M-039 (Mason)	Westlawn Limited Partnership 3008, 3030, 3040 Annandale Rd & 6715 Arlington Blvd (<i>to permit site modifications, drive-in financial Institution, drive-thru pharmacy, increase in bldg height, Wavier of certain sign regulations</i>)	T. Strunk	D/O to 3/3/10 D/O to 3/3/10 (from 2/10/10)
RZ 2009-DR-016/ FDP 2009-DR-016 (Dranesville)	Madison Building Assoc. LLC & Second Madison Building Assoc. LLC E. side Beverly Rd, W. side Old Chain Bridge Rd. Approx. 100' S. of its intersection w/ Fleetwood Rd. (<i>for mixed use development</i>)	B. Cho	APPROVAL REC (from 2/18/10)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
ZO Amendment	Riding Stables	B. Parsons	P/H to 3/31/10
PCA-B-993/ FDPA-B-993-2 (Providence)	United Dominion Realty Circle Towers LLC (South Side of Lee Hwy)	S. Lin	P/H to 6/24/10
RZ/FDP 2009-HM-019 (Hunter Mill)	Comstock Reston Station Holdings, LC (South Side of Sunset Hills Rd., Intersection of Wiehle Ave.)	W. O'Donnell	P/H to 3/25/10 (from 1/28/09)
SE 2009-LE-022 (Lee)	BB&T (Successor in Interest to MT. Vernon Natl' Bank & Trust Co.) 6618 Richmond Hgwy (<i>drive-in financial institution In a highway corridor overlay district w/ mods & Waivers in commercial revitalization district</i>)	B. Cho	P/H to 3/10/10
North County APR (Dranesville)	Rt. 28 CIT Station Area - North Side (<i>North County APRs# 08-III-7UP, 08-III-11UP, 08-III-12UP</i>)	C. Johnson	P/H to 3/18/10

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 24, 2010**

- 5:30 p.m.** The Tysons Corner Committee met in Conference Rooms 4/5 of the Government Center to discuss the proposed Zoning Ordinance Amendment for Tysons and continue discussion on the revised draft Plan Amendment.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 24, 2010.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 25, 2010**

- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2009-DR-008 – OAKCREST SCHOOL – Appl. under Sect. 3-E04 of the Zoning Ordinance to permit a private school of general education with a total daily enrollment of 450 students. Located on the S. side of Crowell Road approx. 1,200 ft. E. of its intersection with Hunter Mill Road and N. of Dulles Toll Road on approx. 23.0 ac. of land zoned R-E. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4. **DRANESVILLE DISTRICT. D/O to 3/18/10**

ITEMS SCHEDULED FOR PUBLIC HEARING

The Planning Commission will consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The following North County Area Plan Review (APR) nominations are generally located north of the Dulles Toll Road and east of the Loudoun County boundary in the Dranesville Supervisory District. The nominations propose transit-related options for residential, office, hotel, institutional, and retail uses with overall intensity up to 2.0 FAR for APR#08-III-7UP and 08-III-12UP and an overall intensity up to 2.17 FAR for APR#08-III-11UP. Changes to the Transportation Plan may also be considered. Copies of the proposed amendments and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> or from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA.

APR #08-III-7UP – Concerns 4.16 acres (Tax Map 15-2((1))16) planned for office, research and development, hotel, or conference center at an intensity up to .50 FAR with conditions, and with an option for mixed use at higher intensity. **DRANESVILLE DISTRICT. P/H to 3/18/10**

APR #08-III-11UP – Concerns 25.49 acres (Tax Map 15-2((1))15, 17) planned for institutional use with an option for residential and non-residential mixed use at an intensity up to 1.0 FAR.
DRANESVILLE DISTRICT. P/H to 3/18/10

APR #08-III-12UP – Concerns 21.99 acres (Tax Map 15-2((1))1-5, 16; 16-1((1))4, 4A, 4B) which is planned in part for office, research and development, hotel or conference center with community serving retail at an intensity up to .50 FAR and in part for office, research, and development up to .25 FAR. As an option, mixed use at a higher intensity may be appropriate subject to transit implementation. **DRANESVILLE DISTRICT. P/H to 3/18/10**

RZ 2009-DR-016/FDP 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC & SECOND MADISON BUILDING ASSOCIATES LLC – Appls. to rezone from C-6, CRD, HC and SC to PDC, CRD, HC and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.22 and approval of the conceptual and final development plans. Located on the E. side of Beverly Road, W. side of Old Chain Bridge Road approx. 100 ft. S. of its intersection with Fleetwood Road on approx. 2.66 ac. of land. Comp. Plan Rec: Retail with an option for office and personal storage uses up to 1.25 FAR. Tax Map 30-2 ((4)) (D) 11B and 47A. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

SE 2009-LE-022 – BB&T (SUCCESSOR IN INTEREST TO MT. VERNON NAT'L BANK & TRUST CO.) – Appl. under Sects. 9-622 and 7-607 of the Zoning Ordinance to permit a drive-in financial institution in a Highway Corridor Overlay District and modifications and waivers in a Commercial Revitalization District. Located at 6618 Richmond Hwy. on approx. 42,500 sq. ft. of land zoned C-6, CRD, and HC. Tax Map 93-1 ((27)) 1B and 3C. **LEE DISTRICT. P/H to 3/10/10**

RZ 2009-MA-011 – WESTLAWN LIMITED PARTNERSHIP – Appl. to rezone from C-6 and C-8 and HC to C-6 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.32. Located in the S.W. quadrant of the intersection of Arlington Blvd. and Annandale Road on approx. 8.36 ac. of land. Comp. Plan Rec: Retail up to 0.35 FAR. Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1. (Concurrent with SEA 95-M-039.) **MASON DISTRICT. DECISION DEFERRED TO 3/3/10**

SEA 95-M-039 – WESTLAWN LIMITED PARTNERSHIP – Appl. under Sects. 4-604, 7-607, and 9-607 of the Zoning Ordinance to amend SE 95-M-039 previously approved for a vehicle sales, rental, and ancillary service establishment to permit an increase in land area, site modifications, modifications of conditions, and vehicle sales rental and ancillary service establishment, drive-in financial institutions, drive-through pharmacy, and an increase in building height from 40 ft. up to a maximum of 50 ft. Located at 3008, 3030, and 3040 Annandale Road and 6715 Arlington Blvd. on approx. 8.36 ac. of land zoned C-6 and HC. Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1. (Concurrent with RZ 2009-MA-011.) **MASON DISTRICT. DECISION DEFERRED TO 3/3/10**

S09-IV-LP2 – COMPREHENSIVE PLAN AMENDMENT – (LORTON-SOUTH ROUTE 1, SUB-UNIT B-2, HEALTHPLEX) – To consider a proposed amendment concerning approx. 14.5 ac. generally located south of Lorton Road between I-95 and Sanger Street. (Tax Map 107-4((1)) 75A, 77, 78, 79, 80, 81, and 82 in the Mount Vernon Supervisory District). The area is currently planned for office use to allow medical offices uses and medical care facilities up to .25 FAR. The proposed Plan Amendment is for office use to allow medical office uses and medical care facilities, hotel, assisted living, and ancillary uses up to .60 FAR. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing and may be viewed at that time on the DPZ website at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. **MOUNT VERNON DISTRICT. DECISION DEFERRED TO 3/10/10**

Posted: 2/25/10
Revised: 2/26/10

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 25, 2010

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

DEFERRALS:

SE 2009-LE-022 – BB&T (SUCCESSOR IN INTEREST TO MOUNT VERNON NATIONAL BANK AND TRUST COMPANY) – **P/H to 3/10/10**

SE 2009-DR-008 – OAKCREST SCHOOL (P/H on 2/04/10) – **D/O to 3/18/10**

NORTH COUNTY AREA PLANS REVIEW – ROUTE 28 CIT STATION AREA – NORTH SIDE ITEMS (Dranesville District) (APR Items 08-III-7UP, 08-III-11UP, and 08-III-12UP) – **P/H to 3/18/10**

CONSENT AGENDA ITEMS: CONCUR

FS-P09-141 – Clearwire, 1430 Spring Hill Road (Deadline: 4/05/10)

FS-P09-143 – Clearwire, 8028 Leesburg Pike (Deadline: 4/05/10)

FSA-L03-16-1 – T-Mobile Northeast LLC, 6354 Walker Lane (Deadline: 4/21/10)

FEATURE SHOWN: CONCUR

FS-L09-200 – Verizon Wireless, 8350 Richmond Hwy. (South County Govt. Center) (Deadline 4/21/10)

RZ 2009-MA-011 – WESTLAWN LIMITED PARTNERSHIP **D/O to 3/03/10**

SEA 95-M-039 – WESTLAWN LIMITED PARTNERSHIP (Staff: Tracy Strunk) **D/O to 3/03/10**

- | | |
|--|--|
| 1. David Conway, President
Westlawn Civic Association
6823 Beechview Drive
Falls Church, VA 22042 | 2. Cynthia Fox, President
Sleepy Hollow Citizens Association
3014 Sylvan Drive
Falls Church, VA 22042 |
|--|--|

S09-IV-LP2 – COMPREHENSIVE PLAN AMENDMENT (INOVA LORTON-SOUTH HEALTHPLEX) (Mount Vernon District) (Staff: Aaron Klibaner) **D/O to 3/10/10**

- | | |
|---|---|
| 1. Marty Schirmacher
Shirley Acres Civic Association
9534 Third Place
Lorton, VA 22079 | 4. Mary Sue Heddings
9450 Fourth Place
Lorton, VA 22079 |
| 2. Shean Robinson
Gunston Corner Townhome HOA
9246 McCarty Road
Lorton, VA 22079 | 5. Marianne Heddings
9450 Fourth Place
Lorton, VA 22079 |
| 3. Sarah Hall, Esquire
Blankingship & Keith, PC
4020 University Drive, Suite 300
Fairfax, VA 22030 | 6. Robert Atkins, President
Gunston Corner Townhome HOA
9290 McCarty Road
Lorton, VA 22079 |

RZ 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC AND SECOND MADISON BUILDING ASSOCIATES LLC **APPROVAL REC**

FDP 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC AND SECOND MADISON BUILDING ASSOCIATES LLC (Staff: Brenda Cho) **APPROVED**

Speakers listed on next page

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 25, 2010

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1. Leland Imler
6800 Fleetwood Road, Unit 1219
Mclean, VA 22101
2. Louis Freeman
McLean Citizens Association
6800 Fleetwood Road, Unit 1107
Mclean VA 22101
3. Maya Huber
McLean Planning Committee
6655 Chilton Court
McLean, VA 22101