

MARCH 2014

Click on the desired [view agenda](#) or [speakers list](#) for detailed information.
 Click on the application number on the agenda to access the staff report.
 The speakers list is available at 3:30 p.m. on the day of the meeting.

<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>	<i>Sunday</i>
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3 <i>COMMITTEE MEETING</i>	4	5 <i>NO PC MEETING</i>	6 <i>VIEW AGENDA</i> <i>COMMITTEE MEETING</i>	7	8	9
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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.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 6, 2014

Posted: 3/5/14
Revised: 3/7/14

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.

COMMITTEE MEETINGS

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

CONSENT AGENDA ITEMS - CONCUR

456A-V96-17-3– AT&T, 8210 Terminal Road

FEATURE SHOWN ITEMS

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2013-MV-015</u> (Mount Vernon)	<u>ALBERT GAGLIARDI</u> – Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 10820 Anita Dr., Lorton, 22079, on approx. 22,412 sq. ft. of land zoned R-E. Tax Map 117-2 ((2)) 59.	N. Rogers	APPROVAL REC (from 2/6/14)
<u>RZ/FDP 2012-MV-008</u> (Mount Vernon)	<u>THE ALEXANDER COMPANY, INC.</u> – Appls. to rezone from R-C to PDC (16.35 ac) and PDH-8 (62.54 ac) to permit mixed use development with an overall Floor Area Ratio FAR) of 0.17 on PDC portion and 5.9 du/ac on PDH-8 portion and approval of final development plan and a waiver #1183-WPFM-010-1 to permit the location of underground storm water management facilities in a residential area. Located on the W. side of Silverbrook Rd. S. of its intersection with White Spruce Way on approx. 78.89 ac. of land. Comp. Plan Rec: Alternate Uses. Tax Map 107-1 ((1)) 9 and White Spruce Way public right-of-way to be vacated and/or abandoned. Also under the Board’s consideration will be the applicant’s Water Quality Impact Assessment Request #1183-WQ-010-1 and a Resource Protection Area Encroachment Exception Request #1183-WRPA-007-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit the encroachment within a Resource Protection Area (RPA) for the purpose of Storm Water Management and Road Improvements. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for White Spruce Way to proceed under Section 15.2-2272 (2) of the Code of Virginia.)	W. Mayland	APPROVAL REC (from indef.) (from 4/18/13) (from 1/24/13) (from 10/17/12)
<u>Plan Amendment</u> (Dranesville)	<u>S13-II-M1</u> – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #S13-II-M1 concerns property located at 6862 Elm Street, McLean, VA, 22101 (Tax Map Parcel 30-2((1))61, formerly Parcels 30-2((1))61, ((10))(6)C, 2,3,4,5; ((4))(E)39-43) and 6870 Elm Street, McLean, VA, 22101 (Tax Map Parcel 30-2((10))(6)1) in the McLean Community Business Center, within the Dranesville	A. Klibaner	APPROVAL REC (from 2/13/14) (from 1/8/14) (from 1/15/14) (from 10/24/13)

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FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 6, 2014

Posted: 3/5/14
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Supervisor District. The subject area is planned within an Area of Minimum Change for office and ground floor retail uses at an intensity up to .50 floor area ratio (FAR). There is an option for Tax Map Parcel 30-2((1)) 61 for mixed-use development to include elderly housing up to 1.0 FAR with conditions. If elderly housing is not developed, residential use should be limited to 50 dwelling units. The Plan amendment proposes to replan the subject area as a Redevelopment Area for mixed-use development to include office, multifamily residential, and ground floor retail uses with up to 400,000 square feet and an overall intensity up to 1.94 FAR and other conditions. Recommendations to the transportation network may also be modified.

PRC-B-846-03 <i>(Hunter Mill)</i>	JBG/RESTON RETAIL, LLC – Appl. to approve a PRC plan associated with RZ B-846 to permit a drive-in financial institution. Located at 11810 Sunrise Valley Dr., Reston, 20191, on approx. 0.86 ac. of land zoned PRC. Comp. Plan Rec: Planned Residential Community. Tax Map 17-3 ((3)) 1E2 pt. and 1E3; 17-4 ((31)) P pt. (Concurrent with PCA B-846-02 and DPA B-846-04.)	N. Rogers	P/H TO 4/3/14 <i>(from 2/19/14)</i> <i>(from 2/13/14)</i> <i>(from 1/9/14)</i> <i>(from 1/8/14)</i>
PCA-B-846-02/ DPA-B-846-04 <i>(Hunter Mill)</i>	JBG/RESTON RETAIL, LLC – Appl. to amend the proffers for PCA B-846 associated with a portion of RZ B-846, and to amend a portion of the development plan associated with RZ B-846 to permit a drive-in financial institution. Located at 11810 Sunrise Valley Dr., Reston, 20191, on approx. 0.86 ac. of land zoned PRC. Comp. Plan Rec: Planned Residential Community. Tax Map 17-3 ((3)) 1E2 pt. and 1E3; 17-4 ((31)) P pt. (Concurrent with PRC B-846-03)	N. Rogers	P/H TO 4/3/14 <i>(from 2/19/14)</i> <i>(from 2/13/14)</i> <i>(from 1/9/14)</i> <i>(from 1/8/14)</i>
SE 2013-LE-014 <i>(Lee)</i>	MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, TRUSTEE OF THE HAJIMOHAMMAD REVOCABLE TRUST – Appl. under Sect(s). 4-604, 9-518, 9-610 and 9-612 of the Zoning Ordinance to permit a vehicle sales, rental and ancillary service establishment, waiver of minimum lot size and lot width and waiver of open space requirement. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 31,451 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A.	M. Duca	P/H TO 4/3/14

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
RZ/FDP 2012-DR-019 <i>(Dranesville)</i>	Elm Street Residential L.L.C. <i>(6862 Elm Street) (Mixed-use, C-3 to PRM)</i>	N. Rogers	P/H to 5/7/14 <i>(from 2/9/14)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 12, 2014

Posted: 1/31/14
Revised: 3/6/14

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.

WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM

FY 2015 - FY 2019

(With Future Fiscal Years to 2024)

Staff: Martha Reed, Department of Management and Budget

List of CIP Presenters for March 12, 2014 Workshop

Fairfax County Public Schools

Jeffrey Platenberg, Assistant Superintendent for Facilities and Transportation Services

Fairfax County Fire and Rescue Department

John A. Burke, Assistant Fire Chief

Fairfax County Department of Public Works & Environmental Services - Sanitary Sewers

Jeff Kent, Chief, Department of Financial Monitoring Branch

Fairfax County Park Authority

David R. Bowden, Director of Planning and Development Division

Fairfax County Department of Public Works & Environmental Services - Stormwater & Waste

Craig Carinci, Director, Stormwater Planning Division

Fairfax County Community Services Board

Jeannie Cummins-Eisenhour, Investment and Development Manager

Fairfax County Department of Transportation

Michael Lake, Senior Transportation Planner

Fairfax County Public Library

Melanie E. Quinn, Deputy Director, Support Services

Fairfax County Police Department

Major Gun M. Lee, Human Resource Management Bureau

Fairfax County Housing and Community Development

John Payne, Deputy Director of Real Estate

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 13, 2014

Posted: 3/10/14
Revised: 3/14/14

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.

COMMITTEE MEETINGS

None at this time

CONSENT AGENDA ITEMS & FEATURE SHOWN ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

<p>SEA 80-L/V-061-02 Addendum (Mount Vernon)</p>	<p><u>FURNACE ASSOCIATES, INC.</u> – Appl. under Sects. 3-104, 9-201, 9-301 and 9-501 of the Zoning Ordinance to amend SE 80-L/V-061 previously approved for a landfill to permit landfill expansion, electrical generating facilities, private club/public benefit association, golf driving range and/or outdoor baseball hitting range and associated modifications to site design and development conditions. Located at 10001, 10201, 10209, 10215, 10219, and 10229 Furnace Rd., Lorton, 10001, 10201, 10209, 10215, 10219, and 10229 Furnace Rd., Lorton, 22079, on approx. 249.82 ac. of land zoned R-1. Tax Map 113-1 ((1)) 5pt., 7, 8; 113-3 ((1)) 1, 2, and 4. (Concurrent with PCA 2000-MV-034, 2232-V13-17 and 2232-V13-18.)</p>	<p>M. Tsai</p>	<p>D/O TO 4/3/14 (from 2/5/14) (from 1/9/14)</p>
<p>2232-V13-18 Addendum (Mount Vernon)</p>	<p><u>FURNACE ASSOCIATES, INC.</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit wind turbine and solar panel electrical generating facilities. Located at 10001, 10201, 10209, 10215, 10219 and 10229 Furnace Rd., Lorton, 22079, on approx. 249.82 ac. of land zoned R-1. Tax Map 113-1 ((1)) 5pt., 7, 8; 113-3 ((1)) 1, 2, and 4. (Concurrent with PCA 2000-MV-034, SEA 80-L/V-061-02, and 2232-V13-17.)</p>	<p>M. Tsai</p>	<p>D/O TO 4/3/14 (from 2/5/14) (from 1/9/14)</p>
<p>PCA 2000-MV-034 (Mount Vernon)</p>	<p><u>FURNACE ASSOCIATES, INC.</u> – Appl. to amend the proffers for RZ 2000-MV-034 previously approved for mixed waste reclamation facility to permit electrical generating facilities and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.013. Located on the W. side of Furnace Rd., approx. 2,693 ft. S. of Lorton Rd. and 2,693 ft. N. of I-95 underpass on approx. 8.86 ac. of land zoned I-6. Comp. Plan Rec: Industrial. Tax Map 113-1 ((1)) 12 and 13. (Concurrent with SEA 80-L/V-061-02, 2232-V13-17, and 2232-V13-18.)</p>	<p>M. Tsai</p>	<p>D/O TO 4/3/14 (from 2/5/14) (from 1/9/14)</p>
<p>2232-V13-17 (Mount Vernon)</p>	<p><u>FURNACE ASSOCIATES, INC.</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a solar energy park. Located at 10018 and 10100 Furnace Rd., Lorton, 22079, on approx. 8.86 ac. of land zoned I-6. Tax Map 113-1 ((1)) 12 and 13. (Concurrent with PCA 2000-MV-034, SEA 80-L/V-061-02, and 2232-V13-18.)</p>	<p>M. Tsai</p>	<p>D/O TO 4/3/14 (from 2/5/14) (from 1/9/14)</p>

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FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 13, 2014

Posted: 3/10/14
 Revised: 3/10/14

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

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 85-D-081-02</u> (Dranesville)	<u>FEDERAL REALTY INVESTMENT TRUST</u> – Appl. to amend the proffers for RZ 85-D-081 previously approved for retail uses to permit associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.37 and waiver of minimum lot width requirement. Located at 6252 Old Dominion Dr., McLean, 22101, on approx. 18,474 sq. ft. of land zoned C-6. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Map 31-3 ((1)) 112B.	C. Bishop	APPROVAL REC
<u>Plan Amendment</u> (Mount Vernon)	<u>S13-IV-LP1 (VULCAN QUARRY)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. The Amendment concerns approximately 527 acres located at 10000 Ox Road, Lorton, VA, 22079 (Tax Map Parcel 112-2((1))12); 9600 Ox Road, Lorton, VA, 22079 (Tax Map Parcel 106-4((1))56A (pt.)) and 9800 Ox Road, Lorton, VA, 22079 (Tax Map Parcel 112-2((1))8). In addition, Tax Map Parcels 106-3((1))4B, 9 and Tax Map Parcel 106-4((1))20B(pt.) and Tax Map Parcels 112-2((1))9,11 and 14, none of which have assigned addresses, and a portion of right-of-way located south of Peniwill Drive proposed to be vacated/abandoned are also within the subject area. The subject area is located in the LP1 Laurel Hill and P5 Dominion Community Planning Sectors, within the Mount Vernon Supervisor District. The subject area is planned for public facilities, public parks, private recreation and industrial uses. The Plan Amendment considers the reconfiguration and re-use of Vulcan Quarry for public facilities use as a future water supply storage facility. Recommendations to the transportation network may also be modified.	A. Klibaner	P/H TO 4/23/14 (from 2/27/14) (from 1/29/14) (from 1/15/14) (from 12/4/13)
<u>RZ 2013-SP-011</u> (Springfield)	<u>VAN METRE COMMUNITIES, LLC</u> – Appl. to rezone from R-1 to R-3 (Cluster) to permit residential development with a total density of 2.33 du/ac. Located on the E. side of Gambrill Rd. approx. 600 ft. S. of its intersection with Hooes Rd. on approx. 7.72 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-3 ((1)) 39 and 42. Also under the Board’s consideration will be the applicant’s Water Quality Impact Assessment Request #5072-WQ-001-1 and a Resource Protection Area Encroachment Exception Request #5072-WRPA-001-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit the encroachment within a Resource Protection Area (RPA) for the purpose of Storm Water Management and related improvements.	J. Gourney	APPROVAL REC (from 2/19/14) (from 11/21/13)
<u>SEA 2009-LE-028</u> <u>Addendum</u> (Lee)	<u>CLAUDE A. AND BETTY J. WHEELER</u> – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 2009-LE-028 previously approved for a child care center and private school of general education to permit a place of worship, child care center and private school of general education, deletion of land area and associated modifications to site design and development conditions. Located at 6318 May Blvd., Alexandria, 22310, on approx. 4.36 ac. of land zoned R-3. Tax Map 82-3 ((1)) 38; 82-3 ((11)) 45 and 46.	N. Rogers	P/H DEFER INDEF. (from 2/13/14) (from 12/4/13) (from 11/6/13)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 13, 2014

*Posted: 3/10/14
Revised: 3/10/14*

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

SE 2013-MA-010
(Mason)

DEYI AWADALLAH - SE Appl. under Sect(s). 3-304 of the Zoning Ordinance to permit a child care center with a total enrollment of 99 children. Located at 3212 Glen Carlyn Rd., Bailey’s Crossroads, 22041, on approx. 2.25 ac. of land zoned R-3. istrict. TaxMason D Map 51-4 ((8)) A; 61-2 ((5)) 3 and 4.

B. Krasner

P/H TO 4/24/14
(from 11/6/13)
(from 1/16/14)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
DPWES	Addressing Amendment	B. Forbes	P/H to TBD <i>(from 2/27/14)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 19, 2014

*Posted: 3/13/14
Revised: 3/13/14*

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

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 20, 2014

*Posted: 3/19/14
Revised: 3/20/14*

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.

COMMITTEE MEETINGS

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

FEATURE SHOWN ITEMS & CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
Capital Improvement Program (Countywide)	<u>FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)</u> – A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2015-2019 (with future Fiscal Years to 2024).	M. Reed	D/O TO 4/3/14

1 **Definition:**

2
3 RESIDENTIAL STUDIOS: A multiple family residential building(s) or portion(s) of a
4 building(s) comprised of efficiency (zero bedroom) dwelling units. The maximum number of
5 residential studios that could be permitted on a lot shall be no more than seventy-five (75), or as
6 otherwise limited by the Board. Occupancy shall be limited to rental tenants only wherein not
7 less than eighty (80) percent of the total number of units shall be subject to tenant income and
8 rental rate limits such that the units serve households whose income is not more than sixty (60)
9 percent of the median income for the Washington Metropolitan Statistical Area (WMSA). Such
10 use shall not be subject to or a substitute for the provisions of Part 8 of Article 2.
11

12
13 **Additional Standards:**

- 14
- 15 1. Each residential studio dwelling unit shall be of efficiency design (zero bedrooms) and
16 shall comprise not more than 500 square feet of gross floor area, inclusive of an in-
17 unit bathroom and kitchen.
18
 - 19 2. The number of residential studio units permitted in a development shall be as established by the
20 Board upon review of a specific proposal, but in no event shall such development include fewer
21 than sixteen (16) units or exceed the seventy five (75) unit maximum set forth in the residential
22 studio definition. Residential studios and any associated uses or structures, whether the sole
23 use on the lot or whether co-located on a lot or in a building with any other principal use, shall
24 not be subject to or be included in the calculation of the maximum density (dwelling units or
25 persons per acre) or intensity (FAR) provisions specified for the zoning district in which
26 located. However, the Board may limit the maximum number of units on the application
27 property as it deems appropriate.
28
 - 29 3. Residential Studio developments shall be located within reasonable proximity to a major
30 thoroughfare in order to provide convenient pedestrian or bicycle access to public
31 transportation, shopping and/or employment opportunities, although vehicular access to a
32 residential studio development may occur from a street or streets that connect(s) to a major
33 thoroughfare. The transportation needs of the intended tenants shall be considered an essential
34 element of the development and, as such, the applicant for any residential studio development
35 shall identify the nature, location, proximity and availability of public transportation
36 opportunities intended to serve the residents.
37
 - 38 4. Ancillary uses, such as a laundry room, exercise room, gathering/entertainment room, storage
39 room/space, bicycle storage/parking or other similar use may be proposed as part of a
40 residential studio development provided that such use(s) shall be identified in the special
41 exception application in terms of the function, location, and gross floor area of such use. The
42 Board shall find that such use(s) are clearly subordinate in purpose, area and extent and are
43 designed to be used solely by the tenants of the residential studios to contribute to their
44 comfort, convenience and necessity.
45
 - 46 5. If co-located with other uses on a lot, structures housing the residential studios shall be
47 integrated into any existing development on the lot in terms of architecture, character, intensity
48 and scale. Additionally, the development shall be designed such that it does not adversely

1 impact any development on neighboring properties. Factors to be considered when evaluating
 2 the appropriateness of a proposed residential studio use on a lot and determining the maximum
 3 size of the building and number of units that should be permitted shall include, but not be
 4 limited to:

- 5
- 6 A. Predominant use and character of surrounding and nearby properties;
- 7 B. Location, mass and orientation of the buildings on the lot;
- 8 C. Proximity to other multiple family developments and/or residential studio developments;
- 9 D. Conformance with the revitalization and redevelopment goals and specific design
 10 guidelines set forth in the comprehensive plan and/or as may be adopted/endorsed by the
 11 Board for Commercial Revitalization Districts, Community Business Centers and
 12 Commercial Revitalization Areas;
- 13 E. Use and intensity/density recommendations of the adopted comprehensive plan;
- 14 F. Availability of convenient access to public transportation, employment, and shopping
 15 opportunities; and
- 16 G. Establishment, preservation, and enhancement of factors impacting the quality of life (such
 17 as the physical environment, safety and security, and sense of community) of the tenants of
 18 the residential studios and of occupants and/or tenants on surrounding properties.

19

20 6. In areas identified in the comprehensive plan as areas where substantial changes in land use in
 21 connection with eventual redevelopment are envisioned, the applicant shall demonstrate that the
 22 establishment of residential studios will not delay or interfere with the achievement of the long-
 23 range objectives of the comprehensive plan for that area.

24

25 7. In any district, the conversion of any single family dwelling, including any group of single
 26 family attached dwellings, or the construction of an attachment or addition to any single family
 27 dwelling or group of dwellings for the purposes of establishing residential studios shall not be
 28 permitted. A residential studio development shall not be co-located on a lot with any single
 29 family dwelling or group of dwellings.

30

31 8. The minimum front, side and rear yard requirements, minimum open space, and maximum
 32 building height limits shall be as set forth in the respective zoning district, except as may be
 33 modified by the Board to ensure compatibility with adjacent properties. In the R-12 through R-
 34 30 Districts, the yards and buildings heights shall be as specified for multiple family dwellings,
 35 unless modified by the Board.

36

37 9. For the purposes of Article 10, an individual residential studio unit shall be deemed a multiple
 38 family dwelling unit. However, no residential studio tenant shall be permitted to operate a
 39 home child care facility or a home occupation, as set forth in Article 10, which would result in
 40 employees, customers or clients coming to the unit to work or receive products or services and
 41 no stock in trade shall be permitted as part of any home occupation.

42

43 10. Notwithstanding the provisions of Article 11, the minimum off-street parking requirement shall
 44 be based on one (1) space per residential studio unit, plus such spaces as are necessary for any
 45 management agent or other staff providing services to the residential studio development. No
 46 additional fees may be charged to a tenant for the on-site parking of one (1) vehicle per
 47 residential studio unit. Additionally, where the Board shall find appropriate and/or an applicant
 48 can demonstrate, the base parking rate may be modified to:

- 49
- 50 A. Require additional spaces to accommodate visitors (guests, deliveries, etc.) to the

1 development; and/or

2
3 B. Require additional spaces to address lesser proximity to and availability of walking,
4 bicycling, and public transportation opportunities; and/or

5
6 C. Permit fewer parking spaces where an applicant can demonstrate to the Board's satisfaction
7 that such reduction is appropriate, based on the specific characteristics of the tenant
8 populations to be served by the units and/or the location in proximity to public
9 transportation opportunities or alternate parking facilities, and/or in consideration of
10 transportation services provided by the owner/operator of the residential studio
11 development. For any application that includes a request for a reduction in parking spaces,
12 the applicant shall provide a detailed description of any transportation services to be
13 provided in association with the residential studio development.

14
15 11. In accordance with Article 12, signs for a residential studio development shall be as provided
16 for multiple family residential developments.

17
18 12. For the purposes of Article 13, the landscaping and screening requirements for residential
19 studios located on a lot zoned for or developed with a non-residential principal use shall be
20 based upon the predominant non-residential use. For residential studios located on a lot zoned
21 for or developed with a residential principal use, such use shall be deemed a multiple family
22 dwelling unit development for the purposes of Article 13.

23
24 13. All initial lease terms shall be for a period of not less than six (6) months and not more than one
25 (1) year. Renewal terms may be on a month-to-month or other term basis, but shall not be
26 longer than one (1) year for each renewal period.

27
28 14. There shall be convenient laundry facilities provided either within the individual units or in a
29 separate room within the building(s) housing the residential studios and shall be provided at a
30 rate of not less than one (1) washer and one (1) dryer for each ten (10) residential studios, or
31 part thereof.

32
33 15. All residential studios developments shall provide for a management agent who is on-site for no
34 fewer than eight (8) hours per day. At a minimum, such management agent shall have the
35 designated authority to address tenant complaints, occupancy limitations, property maintenance
36 and emergencies as they relate to the tenants and/or the physical space.

37 The owner or manager shall monitor the income level of tenants at the time of initiation
38 and renewal of any lease term. The results of such monitoring shall be provided to the Zoning
39 Administrator, or designee, on an annual basis to assure on-going compliance with the tenancy
40 and income limits, as defined. Such report shall include the unit number, date of lease renewal,
41 term of lease renewal and tenant income. Subject only to modification or exception necessary
42 for compliance with a federal or state affordable housing program, should a tenant become
43 over-qualified with regard to income, such tenant shall vacate the residential studio at the end
44 of the lease term in effect at the time of such over-qualification or within nine (9) months of
45 such over-qualification, whichever time period is longer.

46
47 16. All residential studio developments shall provide an area of not less than eighty (80) square feet
48 for office space for a management agent and/or for the provision of supportive services and/or
49 training, which may include health, employment, life skills or other similar services/training.
50 The nature and type of services to be provided and the location within the building shall be

1 specifically identified in the special exception application.
2

- 3 17. Prior to the issuance of the first Residential Use Permit for any residential studio unit within the
4 development, the owner shall record a notice in the land records of Fairfax County, on a form
5 provided by or approved by the Fairfax County Department of Housing and Community
6 Development, to address, at a minimum, the income limitations, rental price restrictions, the
7 perpetuity of such controls and any other relevant limits that are imposed by the Board.
8 Additionally, prior to the issuance of the first Residential Use Permit, the owner/management
9 agent of the residential studio development shall submit to the Department of Housing and
10 Community Development (DHCD) a unit breakdown of proposed rental rates in accordance
11 with the income limits set forth in the definition of residential studios and with the maximum
12 rental rates established by DHCD in accordance with the current Area Median Income (AMI)
13 for the Washington Metropolitan Statistical Area (WMSA) as specified by Housing and Urban
14 Development (HUD). For each subsequent year, upon release of an updated AMI for the
15 WMSA by HUD, the owner/management agent shall submit an amended rent schedule to
16 reflect the changes.
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FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 27, 2014

Posted: 3/14/14
Revised: 3/28/14

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.

COMMITTEE MEETINGS

The Capital Improvement Program Committee met at 7:00 p.m. in the Board Conference Room

CONSENT AGENDA ITEMS-CONCUR

FSA-D97-39-4, AT&T, 10516 Leesburg Pike
FSA-S00-94-2, AT&T, 9509 Old Burke Lake Road

FEATURE SHOWN ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Plan Amendment</u> (Countywide)	<u>PA 2013-CW-6CP</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. The Amendment proposes 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; to revise the language on heritage resources in the Policy Plan and Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site; and to add two additional historic sites.	L. Turkawski	ADOPTION REC
SE 2013-MA-002 (Mason)	TD BANK, NATIONAL ASSOCIATION – Appl. under Sect. 4-504 of the Zoning Ordinance to permit a drive-in financial institution. Located at 6566 Little River Tnpk., Alexandria, 22312, on approx. 29,408 sq. ft. of land zoned C-5 and HC. Tax Map 72-1 ((1)) 20E.	M. Van Atta	P/H to 5/7/14 (from 2/13/14) (from 12/5/13) (from 10/10/13) (from 9/12/13)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
RZ 2012-MV-015 (Mount Vernon)	McShay Communities, Inc. (N. side of Richmond Hwy., just south of Dutchman Drive) (From R-1 to R-8 for 88)	N. Rogers	P/H to 4/24/14 (from indef.)