

May 2011

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

| <i>Sun</i> | <i>Mon</i> | <i>Tue</i> | <i>Wed</i> | <i>Thu</i> | <i>Fri</i> | <i>Sat</i> |
|--------------------------|--|------------|---|---|------------|------------|
| 1 | 2 | 3 | 4 NO PC MEETING | 5 View Agenda View Speaker's List* | 6 | 7 |
| 8 Mother's Day | 9 | 10 | 11 View Agenda View Speaker's List* | 12 NO PC MEETING | 13 | 14 |
| 15 | 16 | 17 | 18 NO PC MEETING | 19 View Agenda View Speaker's List* | 20 | 21 |
| 22 | 23 | 24 | 25 NO PC MEETING | 26 View Agenda View Speaker's List | 27 | 28 |
| 29 | 30 MEMORIAL DAY  | 31 | | | | |

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, May 5, 2011

Posted: 3/15/11
 Revised: 5/6/11

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

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|-------------------------------------|---|---------------------|--|
| RZ/FDP 2010-LE-020 <i>(Lee)</i> | FB Property, LLC <i>(NW quadrant of the intersection of Loisdale and Newington Roads) (From R-1 to PDC for a hotel and restaurant)</i> | E. Grayson | APPROVAL REC |
| PFM Amendments <i>(Hart)</i> | Design of public streets and sidewalks | J. Cronauer | DEFER D/O TO 5/26/11 |
| 2232-D10-24 <i>(Dranesville)</i> | DPWES <i>(1437 Ball Hill Road) (For expansion of Mclean Government Center & Police Station)</i> | C. Caperton | DEFER D/O TO 5/26/11 <i>(from 4/14/11)</i> |

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|----------------------|--|
| SE 2010-MA-028 <i>(Mason)</i> | WMATA (Washington Metropolitan Area Transit Authority) <i>(6851-6853 Industrial Road) (For regional non-rail transit facilities)</i> | W. O'Donnell | P/H to 6/2/11 <i>(from 3/16/11)</i> <i>(from 3/23/11)</i> |
| RZ 2010-PR-019 <i>(Providence)</i> | Kettler Sandburg, LLC <i>(2400 Sandburg Street; 800 Elm Place) (From R-1 to R-4 cluster)</i> | K. G.-Sobers | P/H to 7/21/11 <i>(from 4/20/11)</i> |
| SE 2010-SP-026/ 2232-S10-19 <i>(Springfield)</i> | Cottontail Swim & Racquet Club, Inc. and T-Mobile Inc. <i>(7000 Cottontail Court, Springfield) (For 100 ft. monopole w/up to 6 flush-mounted antennae)</i> | M. Badar A. Capps | TBD <i>(from 3/2/11)</i> |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 4, 2011**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON WEDNESDAY, MAY 4, 2011.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MAY 5, 2011**

- 7:00 p.m.** The Telecommunications Committee met in the Board Conference Room of the Government Center to continue discussion on the strawman draft document.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

PUBLIC FACILITIES MANUAL (DESIGN OF PUBLIC STREETS & SIDEWALKS) – To amend Chapters 7 and 8 of the Fairfax County Public Facilities Manual (PFM). The amendments align the PFM with the new State Secondary Street Acceptance Requirements and Appendix B(1) of the Virginia Department of Transportation Road Design Manual, including requirements for public service, connectivity, pedestrian accommodation, and road design geometrics, except for minimum street widths and context-sensitive design situations. The Planning Commission will consider minimum street widths ranging from 15 feet to 70 feet and parking restrictions on secondary streets. Copies of the full text of the proposed amendments and staff report may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA, or online at <http://www.fairfaxcounty.gov/dpwes/publications/pfm/amendments.htm>. **COUNTYWIDE. DEFER DECISION ONLY TO 5/26/11**

2232-D10-24 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES) – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider a proposal to renovate and expand the McLean District Police Station and Government Center facility to approximately 39,200 square feet, located at 1437 Balls Hill Road, McLean, VA. Tax Map 30-1 ((1)) 33. Area II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035. **DRANESVILLE DISTRICT. DEFER DECISION ONLY TO 5/26/11**

RZ/FDP 2010-LE-020 – FB PROPERTY, LLC (A VIRGINIA LIMITED LIABILITY COMPANY) – Appls. to rezone from C-8 and R-1 to PDC to permit commercial development (hotel) with an overall Floor Area Ratio (FAR) of 0.70 and approval of the conceptual and final development plans and a waiver of the 75-foot required setback from interstate highway. Located in the N.W. quadrant of the intersection of Loisdale Road and Newington Road on approx. 4.54 ac. of land. Comp. Plan Rec: Retail and other with an option for hotel/retail use up to 0.75 FAR. Tax Map 99-1 ((1)) 5A and 6. **LEE DISTRICT. APPROVAL RECOMMENDED**

Posted: 05/05/11
Revised: 05/05/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 5, 2011

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

ADMINISTRATIVE ITEM: ENDORSED BY PLANNING COMMISSION for Approval
2011 Zoning Ordinance Amendment Work Program **by the Board of Supervisors**

CONSENT AGENDA ITEMS: CONCUR

FSA-H00-64-1 – AT&T Mobility, 1750 Presidents Street (Deadline: 5/8/11)
FSA-M09-51-1 – Clearwire, 6200 Wilson Boulevard (Deadline: 6/16/11)
FSA-V01-56-1 – Sprint, 9604 Ox Road (Deadline: 7/24/11)

FEATURE SHOWN: CONCUR

FSA-L06-41-1 – FiberTower, 3900 San Leandro Place (Deadline: 5/17/11)

PUBLIC FACILITIES MANUAL (PFM) AMENDMENTS (DESIGN OF PUBLIC – D/O to 5/26/11
STREETS & SIDEWALKS)

NO SPEAKERS

2232-D10-24 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & – D/O to 5/26/11
ENVIRONMENTAL SERVICES (DPWES) (McLean Governmental Center &
Police Station Expansion)

- | | |
|---|--|
| 1. Mark Zetts 6640 Kirby Court Falls Church, VA 22043 | 2. Cynthia Smith 6713 Catskill Road Lorton, VA 22079 |
|---|--|

RZ 2010-LE-020 – FB PROPERTY, LLC – APPROVAL RECOMMENDED
FDP 2010-LE-020 – FB PROPERTY, LLC – APPROVED

- | | |
|--|--|
| 1. Cynthia Smith, President Newington Civic Association 6713 Catskill Road Lorton, VA 22079 | 2. Greg Granahan 4400 Elmwood Drive Alexandria, VA 22310 |
|--|--|

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, May 11, 2011

Posted: 3/15/11
 Revised: 5/12/11

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

| Application | Applicant | Staff | PC Action |
|--|---|--------------|---|
| SE 2010-DR-030 <i>(Dranesville)</i> | Shelter Development, LLC (10200 Colvin Run Road) <i>(For Brightview, Great Falls assisted living facility w/90 units)</i> | S. Zottl | APPROVAL REC <i>(D/O from 4/28/11)</i> <i>(D/O from 4/6/11)</i> <i>(P/H from 3/23/11)</i> |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|--|--------------|--|
| AR 01-H-001-02 <i>(Dranesville)</i> | Hiu Newcomb Family, LLC (9627 Leesburg Pike) <i>(For renewal of A&F Districts)</i> | S. Zottl | APPROVAL REC <i>(from 3/23/11)</i> |
| AR 85-V-002-03 <i>(Mount Vernon)</i> | Martin & Vivian Jarvis (10808 Harley Road) <i>(For renewal of A&F District)</i> | S. Zottl | APPROVAL REC |
| ST11-IV-LP1 <i>(Mount Vernon)</i> | Village of Accotink study | J. Lai | DEFER D/O TO 5/26/11 |
| 2232-H11-4 <i>(Hunter Mill)</i> | Dominion Virginia Power (Clay Lane and Sunset Hills Road intersection) <i>(For electrical substation facility to provide for Tyson West and Wiehle Ave.)</i> | S. Beaulieu | APPROVED |
| CSP 2007-PR-001 <i>(Providence)</i> | DSF Halstead Gallows LLC and DSF Halstead Square LLC (West side of Gallows Road@Prosperity Ave) <i>(For signage plan)</i> | W. O'Donnell | APPROVED <i>(from 6/23/11)</i> |

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| Application | Applicant | Staff | PC Action |
|--|--|--------------|-----------------------|
| AF 2011-SP-001 <i>(Springfield)</i> | Nathaniel B. & Marguerite Thayer (6525 Colchester Road) <i>(To establish local A & F District)</i> | S. Zottl | P/H to 9/29/11 |
| SE 2008-MA-011 <i>(Mason)</i> | Washington Baptist University, Inc. (4300 & 4302 Evergreen Lane, Annadale) <i>(For college/university use-courses/training in religious education)</i> | S. Zottl | P/H to 5/26/11 |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 11, 2011

- 7:30 p.m.** The Tysons Corner Committee met in the Board Conference Room of the Government Center to receive a briefing on the Tysons Partnership.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2010-DR-030 – SHELTER DEVELOPMENT, LLC – Appl. under Sects. 3-104, 4-804, 9-301, and 9-601 of the Zoning Ordinance to permit a medical care facility and an increase in Floor Area Ratio (FAR) from .5 to .7 (on the C-8 portion) on approx. 3.56 ac. of land zoned C-8 and R-1. Tax Map 12-4 ((1)) 32. **DRANESVILLE DISTRICT.**
APPROVAL RECOMMENDED

ITEMS SCHEDULED FOR PUBLIC HEARING

AR 01-H-001-02 – HIU NEWCOMB FAMILY, LLC, MARIETTE H., SARAH, HANA, LANI, CHARLES NEWCOMB & ANNA NEWCOMB BRADFORD – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 9627 Leesburg Pike on approx. 26.42 ac. of land zoned PDH-1 and R-A. Tax Map 19-1 ((14)) Z, 20Z-23Z, and 19-3 ((1)) 42A. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

2232-H11-4 – DOMINION VIRGINIA POWER – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by Dominion Virginia Power to construct and operate an electric substation approximately 400 feet northwest from the intersection of Clay Lane and Sunset Hills Road, Reston. Tax Map 18-3 ((1)) 13B. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035. **HUNTER MILL DISTRICT. APPROVED**

AR 85-V-002-03 – MARTIN B. JARVIS & VIVIAN I. JARVIS – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 10808 Harley Road on approx. 36.4 ac. of land zoned R-E. Tax Map 118-2 ((1)) 11Z and 118-2 ((2)) 1Z. **MOUNT VERNON DISTRICT.**
APPROVAL RECOMMENDED

ST11-IV-LP1 – VILLAGE OF ACCOTINK SPECIAL STUDY – Appl. to consider proposed revisions to the Comprehensive Plan for Fairfax County, Virginia, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment encompasses Tax Map 109-1 ((1)) ALL, approx. 27 acres of land located E. of the Fairfax County Pkwy. and N. of Richmond Hwy. at the juncture of Backlick Road. The area is planned for residential use with neighborhood-serving commercial use. The Plan notes that the Accotink United Methodist Church and environs is a local landmark and should be considered for inclusion in an historic district. The Plan Amendment considers a mix of uses to include residential development with a density up to 40 dwelling units

per acre (du/ac) with ground-level retail and limited office focused near Richmond Hwy. and Backlick Road. Guidance related to urban design, heritage resources, circulation and access, parks and open space, and transportation are also being considered. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, approx. two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **MOUNT VERNON DISTRICT.**

DEFER DECISION ONLY TO 5/26/11

CSP 2007-PR-001 – DSF HALSTEAD GALLOWS ROAD LLC & DSF HALSTEAD SQUARE LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2007-PR-001. Located on the W. side of Gallows Road approx. 300 ft. S. of its intersection with Prosperity Ave. on approx. 8.49 ac. of land zoned PRM. Tax Map 49-1 ((16)) 14, 15, and 16; 49-2 ((1)) 18A and 19A. **PROVIDENCE DISTRICT.**
APPROVED

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MAY 12, 2011

NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON THURSDAY, MAY 12, 2011.

Posted: 05/11/11
Revised: 05/12/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 11, 2011

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

DECISION ONLY:

SE 2010-DR-030 – SHELTER DEVELOPMENT, LLC (P/H on 3/23/11) **RECOMMEND APPROVAL**

FEATURES SHOWN: CONCUR

FS-S11-9 – LightSquared LP, 6001 Union Mill Road (Deadline: 7/07/11)

FS-V11-16 – FiberTower, 6034 Richmond Highway (Deadline: 7/20/11)

AR 85-V-002-03 – MARTIN B. AND VIVIAN I. JARVIS (Staff: Suzianne Zottl) **REC. APPROVAL**

NO SPEAKERS

AR 01-H-001-02 – HIU NEWCOMB FAMILY LLC (Mariette H., Sarah, Hana, Lani, Charles Newcomb and Anna Newcomb Bradford) (Dranesville District) (Staff: Suzianne Zottl) **RECOMMEND APPROVAL**

1. Mariette Hiu Newcomb
9627 Leesburg Pike
Vienna, VA 22182

CSP 2007-PR-001 – DSF HALSTEAD GALLOWS ROAD LLC AND DSF HALSTEAD SQUARE LLC
(Staff: Kristen Abrahamson, on behalf of William O'Donnell) **APPROVED**

NO SPEAKERS

ST11-IV-LP1 – COMPREHENSIVE PLAN AMENDMENT (Village of Accotink Special Study)
(Mount Vernon District) (Staff: Jennifer Lai) **DEFER D/O TO 5/26/11**

1. Greg Riegler
Representing Eastwood Properties
McGuireWoods, LLP
1750 Tysons Boulevard, Ste. 1800
McLean, VA 22102
2. Sallie Lyons
10705 Old Colchester Road
Mason Neck, VA 22079
3. Petra Carter
9034 Backlick Road
Fort Belvoir, VA 22060

2232-H11-4 – DOMINION VIRGINIA POWER (Electric Substation to Provide Power to Metro Silver Line) (Staff: Sandi Beaulieu) **APPROVED**

1. Barbara Warner
11014 Sunset Hills/Clay LLC
Reston, VA 20191

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May 19, 2011

Posted: 3/15/11
Revised: 5/5/11

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

MEETING CANCELLED

***** NOTE: Due to the deferral of scheduled cases, the May 19, 2011 has been cancelled *****

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| Application | Applicant | Staff | PC Action |
|--|--|--------------|---|
| PFM Amendment (Sargeant) | Street addresses | H. Faraj | TBD |
| RZ 2010-MV-011 (Mason) | Memorial Venture, LLC (NE quadrant Richmond Hwy@Preston Ave) (From PRM to C-8) | S. Williams | P/H to 6/23/11 (from 4/6/11) |
| RZ/FDP 2010-LE-018 (Lee) | WV/B Palisades Development LLC (E. side of Hayfield Rd@Kingstowne Village Parkway) (From R-1 to PDH-4) | S. Williams | P/H to 6/16/11 (from 4/28/11) |
| RZ/FDP 2011-MV-001/ PCA 2002-MV-020 (Mount Vernon) | Summit Oaks Section 2, LLC (S. side of Richmond Hwy., just north of Lorton Road intersection) (From R-3 to PDH-3 for 30 single-family detached dwellings) | B. Katai | P/H to 6/16/11 |
| PFM Amendment (Hart) | Soils | J. Leavitt | P/H to 5/26/11 |
| PFM Amendment (Sargeant) | Reprint | J. Leavitt | P/H to 5/26/11 |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 18, 2011

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 2/3 of the Government Center for a briefing on the status of development activity of follow-on motions for Tysons and discuss issues that have been referred by the Board of Supervisors.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, MAY 18, 2011.**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, MAY 19, 2011.**

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 26, 2011

Posted: 3/15/11
 Revised: 5/27/11

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

| Application | Applicant | Staff | PC Action |
|-------------------------------|--|--------------|--|
| PFM Amendments (Hart) | Design of public streets and sidewalks | J. Cronauer | DEFER D/O TO 6/2/11 (P/H from 5/5/11) |
| 2232-D10-24 (Dranesville) | DPWES (1437 Ball Hill Road) (For expansion of Mclean Government Center & Police Station) | C. Caperton | APPROVED (P/H from 5/5/11) (from 4/14/11) |
| ST11-IV-LP1 (Mount Vernon) | Village of Accotink study | J. Lai | APPROVAL REC/PC ALT (from 5/11/11) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|----------------------------------|--|--------------|---------------------------------------|
| RZ/FDP 2011-SU-003 (Sully) | Lylab Holdings, LLC (Rockland Village) (NW quadrant of the intersection of Elmwood and Dallas streets) (From R-1 to PDH-8 for 4 sf detached dwelling units) | B. Katai | DEFER D/O TO 6/2/11 |
| RZ/FDP 2010-SU-015 (Sully) | Lylab Holdings, LLC (S. side of Dallas St., just east of Walney Rd. intersection) (From R-1 to PDH-8 for 4 sf detached dwellings) | B. Katai | APPROVAL REC |
| APR 09-IV-13MV (Mount Vernon) | Mount Vernon Campus | A. Klibaner | DEFER D/O TO 6/16/11 |
| PFM Amendment (Hart) | Soils | B. Sistani | ADOPTION REC (from 5/19/11) |
| PFM Amendment (Sargeant) | Reprint | J. Leavitt | ADOPTION REC |
| SE 2008-MA-011 (Mason) | Washington Baptist University, Inc. (4300 & 4302 Evergreen Lane, Annadale) (For college/university use-courses/training in religious education) | S. Zottl | APPROVAL REC (from 5/11/11) |

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| Application | Applicant | Staff | PC Action |
|-------------------------------------|--|--------------|---|
| RZ/FDP 2010-DR-016 (Dranesville) | Elm Street Residential, LLC (6862 Elm Street in McLean) | E. Grayson | P/H to 7/13/11 (from 4/20/11) |
| SE 2010-BR-006 (Braddock) | Hyang & Yon Song (10611 Zion Drive) | S. Zottl | P/H to indef. (from 4/28/11) |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MAY 25, 2011

NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON WEDNESDAY, MAY 25, 2011.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MAY 26, 2011

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Government Center to review outstanding items and discuss the process for stakeholder review and input regarding the Green Building Policy strawman document.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

PUBLIC FACILITIES MANUAL (DESIGN OF PUBLIC STREETS & SIDEWALKS) – To amend Chapters 7 and 8 of the Fairfax County Public Facilities Manual (PFM). The amendments align the PFM with the new State Secondary Street Acceptance Requirements and Appendix B(1) of the Virginia Department of Transportation Road Design Manual, including requirements for public service, connectivity, pedestrian accommodation, and road design geometrics, except for minimum street widths and context-sensitive design situations. The Planning Commission will consider minimum street widths ranging from 15 feet to 70 feet and parking restrictions on secondary streets. Copies of the full text of the proposed amendments and staff report may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA, or online at <http://www.fairfaxcounty.gov/dpwes/publications/pfm/amendments.htm>. **COUNTYWIDE. DEFER DECISION ONLY TO 6/2/11**

2232-D10-24 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES) – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider a proposal to renovate and expand the McLean District Police Station and Government Center facility to approximately 39,200 square feet, located at 1437 Balls Hill Road, McLean, VA. Tax Map 30-1 ((1)) 33. Area II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035. **DRANESVILLE DISTRICT. APPROVED**

ST11-IV-LP1 – VILLAGE OF ACCOTINK SPECIAL STUDY – Appl. to consider proposed revisions to the Comprehensive Plan for Fairfax County, Virginia, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment encompasses Tax Map 109-1 ((1)) ALL, approx. 27 acres of land located E. of the Fairfax County Pkwy. and N. of Richmond Hwy. at the juncture of Backlick Road. The area is planned for residential use with neighborhood-serving commercial use. The Plan notes that the Accotink United Methodist Church and environs is a local landmark and should be considered for inclusion in an historic district. The Plan Amendment considers a mix of uses to include residential development with a density up to 40 dwelling units

per acre (du/ac) with ground-level retail and limited office focused near Richmond Hwy. and Backlick Road. Guidance related to urban design, heritage resources, circulation and access, parks and open space, and transportation are also being considered. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, approx. two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **MOUNT VERNON DISTRICT.**

APPROVAL RECOMMENDED OF PC ALTERNATIVE

ITEMS SCHEDULED FOR PUBLIC HEARING

PUBLIC FACILITIES MANUAL (COUNTY SOILS MAP) – To adopt an official County Soil Map based on a new Soil Survey, amend Chapter 107 (Problem Soils) of The Code of the County of Fairfax, Virginia, (County Code), and amend the Public Facilities Manual (PFM) as follows: The proposed amendments to Chapter 107 include: Definitions of the new soil problem classes, problem soils, and marine clay; a listing of the soils within the new soils problem classes; and revisions to the requirements for notice to adjoining property owners. The proposed amendments to the PFM, with regard to soils, incorporate the following: information from the new soil survey, either directly or by reference; requirements for preparation of geotechnical reports and plan submissions, including construction requirements; a definition for "Expansive Soils" consistent with the Virginia Uniform Statewide Building Code; and prohibition of the use of expansive soils for structural fill and backfill around structures. The staff report is available on the County's website at <http://www.fairfaxcounty.gov/dpwes/publications/pfm/amendments.htm>. Copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subject, may also be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA. For historical reference, the updated soil survey was released by the United States Department of Agriculture, Natural Resources Conservation Service, in 2008. The information from the updated soil survey has been transferred to the property identification maps and integrated into County's GIS system and Web site. The updated soil maps are on the County's Web site at <http://www.fairfaxcounty.gov/gisapps/pdfViewer/default.htm>. Select the Soils Map - Unofficial 2008. **COUNTYWIDE. ADOPTION RECOMMENDED**

PUBLIC FACILITIES MANUAL (AMENDMENTS & REPRINT) – To amend the Public Facilities Manual to include editing and formatting changes, elimination of the metric system units and plates, and reprint the updated PFM to include all amendments adopted by the Board of Supervisors since the last printing in 2001. The proposed amendment is available on the County's Web site at <http://www.fairfaxcounty.gov/dpwes/publications/pfm/amendments.htm>. Copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subject, may also be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA. **COUNTYWIDE. ADOPTION RECOMMENDED**

SE 2008-MA-011 – WASHINGTON BAPTIST UNIVERSITY, INC. – Appl. under Sects. 4-304 and 9-622 of the Zoning Ordinance to permit a university and modifications and waivers in a CRD. Located at 4300 and 4302 Evergreen Lane on approx. 50,225 sq. ft. of land zoned C-3, HC, SC, and CRD. Tax Map 71-2 ((2)) 13; 71-2 ((30)) (1) 101-104, 201, 202, and 204. **MASON DISTRICT. APPROVAL RECOMMENDED**

APR ITEM #09-IV-13MV – SOUTH COUNTY AREA PLANS REVIEW (APR) ITEM (INOVA) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. South County APR Item 09-IV-13MV concerns approx. 73 ac. generally located W. of Schelhorn Road and N of Sherwood Hall Lane (part), W. of Friars Ct. and Bayberry Dr., N. of Apple Hill Road and E. of Holland Road (Tax Map 102-1 ((1)) 1C, 2A, 4, ((7)) (7) 17B, 18A, ((35)) 100-408, ((36)) 1A, 2A, ((38)) 201-219, ((39)) 301-319, 401-419, and 501-515) in the Mount Vernon District. The area is planned for a govt. center/fire station/mental health fac./hospital and ancillary uses incl. medical office at an intensity up to .35 FAR w/conditions; office, public facilities, public parks; residential use at 5-8 du/ac. The nomination considers govt. center/fire station/ mental health fac./hospital, office, public facilities, public parks, and ancillary uses incl. medical office at an intensity up to .50 FAR w/conditions to create a campus setting, mitigate impacts on the community, reduce impervious surfaces, provide open space, pedestrian and bicycle centered design, and transit center; convert neighboring office uses to restaurant use to serve the campus when those uses are abandoned; and implement the recommendations of the Little Hunting Creek Watershed Plan for the area. Retain recommendation for residential use at 5-8 du/ac. Recommendations relating to the transportation network may also be modified. The proposed 2009-2010 South County Area Plans Review Nomination and staff report may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035, two weeks prior to the public hearing and may be viewed at that time at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. **MOUNT VERNON DISTRICT. DEFER DECISION ONLY TO 6/16/11**

RZ 2011-SU-003/FDP 2011-SU-003 – LYLAB HOLDINGS, LLC – Appls. to rezone from R-1 and WS to PDH-8 and WS to permit residential development at a density of 8 dwelling units per acre (du/ac), approval of the conceptual and final development plans, and waiver of the minimum district size and open space requirements. Located in the NW quadrant of the intersection of Elmwood and Dallas Sts. on approx. 21,914 sq. ft. of land. Comp. Plan Rec: 16-20 du/ac. Tax Map 44-2 ((2)) 21. **SULLY DISTRICT. DEFER DECISION ONLY TO 6/2/11**

RZ 2010-SU-015/FDP 2010-SU-015 – LYLAB HOLDINGS, LLC – Appls. to rezone from R-1 and WS to PDH-8 and WS to permit residential development at a density of 8 dwelling units per acre (du/ac), approval of the conceptual and final development plans, and waiver of the minimum district size and open space requirements. Located on the S. side of Dallas St. approx. 500 ft. E. of its intersection with Walney Rd. on approx. 21,806 sq. ft. of land. Comp. Plan Rec: 16-20 du/ac. Tax Map 44-2 ((2)) 7. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 05/26/11
Revised: 05/27/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 26, 2011

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

DECISIONS ONLY:

PUBLIC FACILITIES MANUAL AMENDMENTS (DESIGN OF PUBLIC STREETS AND SIDEWALKS) (P/H on 5/05/11) **DEFER D/O TO 6/02/11**

ST11-IV-LP1 – COMPREHENSIVE PLAN AMENDMENT (Village of Accotink Special Study) (Mount Vernon District) (P/H on 5/11/11) **RECOMMEND APPROVAL OF PC ALTERNATIVE**

2232-D10-24 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (McLean Governmental Center and Police Station Expansion) (P/H on 5/05/11) **APPROVED**

ADMINISTRATIVE ITEM:

2232-P10-10 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC – NODES 5, 8, & 9 (P/H on 12/09/10) – **ACCEPT WITHDRAWAL**

CONSENT AGENDA ITEM: CONCUR

FSA-L08-1-1 – FiberTower, 6700 Springfield Center Drive (Springfield Industrial Park) (Deadline: 5/27/11)

FEATURES SHOWN: CONCUR

FS-M11-12 – FiberTower, 6621 Columbia Pike (Mason District Park) (Deadline: 6/20/11)

FS-P11-22 – AT&T Mobility, 7115 Leesburg Pike (Deadline: 8/08/11)

2232A-M01-16-1 – AT&T Mobility, 7212 Early Street (Deadline: 6/23/11)

PUBLIC FACILITIES MANUAL (PFM) AMENDMENT (EDITING AND FORMATTING CHANGES, ELIMINATION OF THE METRIC SYSTEM UNITS AND PLATES, AND A PFM REPRINT)

(Staff: Jan Leavitt) (Commissioner Sargeant) **RECOMMEND ADOPTION**

NO SPEAKERS

COUNTY CODE AND PUBLIC FACILITIES MANUAL AMENDMENTS (NEW SOIL SURVEY)

(Staff: B.J. Sistani) (Commissioner Hart) **RECOMMEND ADOPTION**

NO SPEAKERS

APR 09-IV-13MV – SOUTH COUNTY AREA PLANS REVIEW (APR) 527 ITEM (Mount Vernon District Campus) (Staff: Aaron Klibaner) **DEFER D/O TO 6/16/11**

1. Sarah Hall, Representing
Inova Health Care Services
Blankingship & Keith, PC
4020 University Drive, Suite 300
Fairfax, VA 22030
2. Patrick Rea
Mount Vernon Council of Citizens
Associations
9417 Mount Vernon Circle
Alexandria, VA 22309
3. Queenie Cox, President
New Gum Springs Civic Association
8100 Fordson Road
Alexandria, VA 22306
4. James Gray
8200 Hinson Farm Road
Alexandria, VA 22306

Continued on next page

SE 2008-MA-011 – WASHINGTON BAPTIST UNIVERSITY, INC. (Staff: Suzianne Zottl)

RECOMMEND APPROVAL

NO SPEAKERS

RZ 2010-SU-015 – LYLAB HOLDINGS, LLC (Rockland Village) **RECOMMEND APPROVAL**

FDP 2010-SU-015 – LYLAB HOLDINGS, LLC (Rockland Village) (Staff: Bob Katai) **APPROVED**

NO SPEAKERS

RZ 2011-SU-003 – LYLAB HOLDINGS, LLC (Rockland Village) **DEFER D/O TO 6/02/11**

FDP 2011-SU-003 – LYLAB HOLDINGS, LLC (Rockland Village) (Staff: Bob Katai)

DEFER D/O TO 6/02/11

- | | |
|---|---|
| 1. Matthew Blevins 13905 Lindendale Lane Chantilly, VA 20151 | 3. Dinesh Pateriya 4196 Week Place Chantilly, VA 20151 |
| 2. Elizabeth Silisty, President Rockland Village Homeowners Assn. 13964 James Cross Street Chantilly, VA 20151 | 4. Dale and Jamesetta Rainey 4170 McCloskey Court Chantilly, VA 20151 |