

MAY 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.

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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 May 1, 2014

Posted: 4/29/14
Revised: 5/2/14

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

FEATURES SHOWN ITEMS

FS-M14-4 – Verizon Wireless, 5601 Seminary Road
FS-S13-97 – Verizon Wireless, 11414T Wolfs Landing - **CONCUR**
FS-P14-9 – Verizon Wireless, 2917 Eskridge Road - **CONCUR**

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SEA 97-M-075-02</u> (Mason)	<u>MUBARAK CORPORATION</u> – Appl. under Sects. 4-804, 7-607, and 9-601 of the Zoning Ordinance to amend SEA 97-M-075 previously approved for service station and mini-mart to permit a change of use to service station, quick service food store, parking reduction, waiver of open space requirements, and associated modifications to site design and development conditions. Located at 6318 Leesburg Pk., Falls Church, 22044, on approx. 24,520 sq. ft. of land zoned C-8, CRD, HC, and SC. Mason District. Tax Map 51-3 ((1)) 33 and 34.	M. Lynskey	APPROVAL REC (P/H from 4/24/14)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSP 2005-PR-039</u> (Providence)	<u>DUNN LORING DEVELOPMENT, COMPANY, LLC</u> - Appl. under Sect(s). 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2005-PR-039. Located in the N.W. quadrant of the intersection of Gallow Rd. and Prosperity Ave. on approx. 15 ac. of land zoned PRM. Providence District. Tax Map 49-1 ((1)) 27B1 and 27C.	W. O'Donnell	APPROVED
<u>SEA 01-M-036-02</u> (Mason)	<u>PINECREST SCHOOL, INCORPORATED</u> - Appl. under Sect(s). 3-404 of the Zoning Ordinance to amend SEA 01-M-036 previously approved for a private school of general education to increase enrollment and grade level, permit the addition of child care and nursery school, replace existing building and associated modifications to site design and development conditions. Located at 7209 Quiet Cove, Annandale, 22003, on approx. 2.0 ac. of land zoned R-4. Mason District. Tax Map 60-3 ((14)) 2B.	M. Lynskey	D/O TO 5/7/14

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FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday May 1, 2014

Posted: 4/29/14
 Revised: 5/2/14

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

Application	Applicant	Staff	PC Action
<p><u>AR 87-D-002-03</u> (Dranesville)</p>	<p><u>1999 LAND ACQUISITIONS, LLC</u> - Appl. Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 1013-A Leigh Mill Rd., Great Falls, 22066, on approx. 43.98 ac. of land zoned R-E. Please call the Zoning Evaluation Division at 703-324-1290 after May 1, 2014 to obtain the AFDAC and Planning Commission recommendations. Dranesville District. Tax Map 13-4 ((1)) 47Z.</p>	<p>B. Krasner</p>	<p>APPROVAL REC (from 3/27/14) (from 2/19/14)</p>
<p>SEA 96-M-003 (Mason)</p>	<p>OFFICE DEPOT – Appl. under Sect(s). 9-620 of the Zoning Ordinance to amend SE 96-M-003 previously approved for modifications of certain sign regulations to permit increase in land area and associated modifications to site design and development conditions. Located at 3516 South Jefferson St., Falls Church, 22041, on approx. 23.37 ac. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 62-1 ((1)) 16E.</p>	<p>M. Van Atta</p>	<p>P/H DEFER INDEF.</p>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
<p>SE 2013-LE-020 (Lee)</p>	<p>Penn-Daw Associates LP (North Kings Highway) (Fast food restaurant)</p>	<p>M. Tsai</p>	<p>P/H to defer indef.</p>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, May 7, 2014

Posted: 5/7/14
Revised: 5/8/14

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 Policy and Procedures Committee met on Wednesday at 7:00 p.m. in the Board Conference Room.

FEATURES SHOWN ITEMS

- FS-M14-4 – Verizon Wireless, 5601 Seminary Road - **CONCUR**
- FS-M14-3 – Verizon Wireless, 6129 Leesburg Pike - **CONCUR**

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

<u>SEA 01-M-036-02</u> (Mason)	<u>PINECREST SCHOOL, INCORPORATED</u> – Appl. under Sect(s). 3-404 of the Zoning Ordinance to amend SEA 01-M-036 previously approved for a private school of general education to increase enrollment and grade level, permit the addition of child care and nursery school, replace existing building and associated modifications to site design and development conditions. Located at 7209 Quiet Cove, Annandale, 22003, on approx.. 2.0 ac. of land zoned R-4. Mason District. Tax Map 60-3 ((14)) 2B.	M. Lynskey	APPROVAL REC (P/H from 5/1/14)
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ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>CSPA 2008-MD-003</u> (Lee)	<u>WRI HILLTOP VILLAGE, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2008-MD-003 to permit sign modifications. Located at 7940, 7944, 7950, and 8000 Telegraph Rd., Alexandria, 22315, on approx.. 31.87 ac. of land zoned PDC and NR. Tax Map 100-1 ((1)) 9A, 11A, 11A1, 14, and 15.	M. Duca	APPROVED
<u>SE 2013-MA-002</u> (Mason)	<u>TD BANK, NATIONAL ASSOCIATION</u> – 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	APPROVED REC (from 3/27/14) (from 12/5/13) (from 10/10/13) (from 9/12/13)
<u>SEA 78-D-075-02</u> (Providence)	<u>CROWN REAL PROPERTIES, LC</u> – Appl. under Sect. 4-704 of the Zoning Ordinance to amend SEA 78-D-075, previously approved for a vehicle sale, rental, and ancillary service establishment, to permit building additions, site modifications, and associated modifications to site design and development conditions. Located at 8602 and 8610 Leesburg Pk., Vienna, 22182, on approx.. 8.72 ac. of land zoned C-7 and HC. Tax Map 29-1 ((1)) 15 and 16.	S. Lin	APPROVAL REC

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, May 7, 2014

Posted: 5/7/14
Revised: 5/8/14

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

Plan Amendment
(Countywide)

Plan Amendment # PA 2013-CW-3CP proposes revisions to the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia 2013 Edition as amended through 3-4-2014 guidance related to Green Buildings. The scope of the revisions include added references to examples of green building technologies; support for the option to collect energy and water usage data for performance monitoring; a clarification of acceptable rating systems and a definition of what is to be considered as an equivalent system; support for linking higher levels of development intensity and density with an expectation for greater commitments to green building certification; updated residential rating system definitions; addition of Industrial Areas to the areas of the county with green building certification commitment expectations; flexibility to consider options for geographic limitations for green building certification expectations; guidance for green building commitments for projects in public-private partnerships; support for alternative fuel vehicles and infrastructure; and minor grammatical changes.

M. Dhavale **D/O TO 5/14/14**
(from 4/30/14)

RZ/FDP 2012-DR-019
(Dranesville)

ELM STREET RESIDENTIAL L.L.C. and JBG/ELM STREET OFFICE, LLC., RZ and FDP Appls. to rezone from C-3, CRD, HC and SC to PRM, CRD, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.95 and approval of final development plans. Located at 6862 Elm St., McLean, 22101, on approx. 4.43 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 30-2 ((1)) 61.

N. Rogers **P/H TO 6/18/14**
(from 3/6/14)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA/FDPA 2012-MV-007 (Mount Vernon)	CRP Belvoir, LLC) (NW quadrant of the intersection of Richmond Highway and Backlick Road) (To amend previously approved for mixed-use development and Permit site modifications)	M. Duca	P/H to 6/12/14 (from 4/24/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday May 8, 2014

*Posted: 4/16/14
Revised: 5/1/14*

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.

**Environment Committee Workshop - May 8, 2014 at
7:00 p.m. Conference Rooms 9/10**

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday May 14, 2014

Posted: 5/13/14
Revised: 5/15/14

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

FEATURES SHOWN ITEMS

None at this time

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Plan Amendment</u> (Countywide)	<u># PA 2013-CW-3CP</u> proposes revisions to the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia 2013 Edition as amended through 3-4-2014 guidance related to Green Buildings. The scope of the revisions include added references to examples of green building technologies; support for the option to collect energy and water usage data for performance monitoring; a clarification of acceptable rating systems and a definition of what is to be considered as an equivalent system; support for linking higher levels of development intensity and density with an expectation for greater commitments to green building certification; updated residential rating system definitions; addition of Industrial Areas to the areas of the county with green building certification commitment expectations; flexibility to consider options for geographic limitations for green building certification expectations; guidance for green building commitments for projects in public-private partnerships; support for alternative fuel vehicles and infrastructure; and minor grammatical changes.	M. Dhavale	<u>D/O TO 6/12/14</u> (P/H from 5/7/14) (from 4/30/14)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2013-PR-021</u> (Providence)	<u>TRUSTEES OF BRUEN CHAPEL UNITED METHODIST CHURCH AND MONTESSORI SCHOOL OF CEDAR LANE, INC.</u> , SE Appl. under Sect(s). 3-104 of the Zoning Ordinance to permit a church with child care center, nursery school and private school of general education with a total enrollment of 104 students. Located at 3035 Cedar Ln., Fairfax, 22031, on approx. 2.65 ac. of land zoned R-1. Providence District. Tax Map 49-3 ((1)) 25A.	S. Lin	<u>APPROVAL REC</u> (from 6/12/14)

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**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday May 14, 2014**

*Posted: 5/13/14
Revised: 5/15/14*

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

Application	Applicant	Staff	PC Action
<u>SE 2013-HM-024</u> <i>(Hunter Mill)</i>	<u>UNIVERSITY OF NORTH AMERICA, INC.</u> SE Appl. under Sect(s). 5-404 of the Zoning Ordinance to permit a university. Located at 8618 Westwood Center Dr., Vienna, 22182, on approx. 3.87 ac. of land zoned I-4. Hunter Mill District. Tax Map 29-3 ((20)) 9A pt.	C. Bishop	APPROVAL REC <i>(from 4/24/14)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
PCA-B-846-02/ PRC-B-846-03/ DPA-B-846-04 <i>(Hunter Mill)</i>	JBG/Reston Retail, L.L.C. (11810 Sunrise Valley Drive) <i>(For drive-in bank and hotel)</i>	N. Rogers	P/H to defer indef. <i>(from 4/3/14)</i> <i>(from 3/6/14)</i> <i>(from 2/19/14)</i> <i>(from 1/9/14)</i> <i>(from 1/8/14)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May 15, 2014

Posted: 5/15/14
Revised: 5/16/14

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

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COMMITTEE MEETINGS

None at this time

FEATURES SHOWN ITEMS - CONCUR

FS-M14-5 – Metro Site, Inc., 3601 Firehouse Lane, Falls Church

CONSENT AGENDA ITEMS - CONCUR

FSA-V07-63-2 Verizon Wireless, 9128 Belvoir Court, Fort Belvoir VA 22060

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application
**RZ/FDP 2009-
HM-017**
(Dranesville)

Applicant
NUGGET JOINT VENTURE, L.C., RZ and FDP Appls. to rezone from PDC and PRM to PRM to permit mixed use transit oriented development with an overall Floor Area Ratio (FAR) of 3.01 including bonus density associated with ADU/WDU, approval of final development plans and a waiver #6848-WPFM-005-1 to permit the location of underground storm water management. Located on the S. side of Dulles Airport Access Rd. and W. side of Dulles Station Blvd. on approx. 14.68 ac. of land. Comp. Plan Rec: Transit-Oriented Development. Dranesville District. Tax Map 15-2 ((1)) 13pt. and 15-4 ((5)) 5Apt. and 5B. (Concurrent with PCA C-696-10)

Staff
W. O'Donnell

PC Action
APPROVAL REC
(from 4/2/14)

PCA C-696-10
(Dranesville)

Applicant
DULLES ROCKHILL PARTNERS LIMITED PARTNERSHIP, PCA Appl. to amend the proffers for RZ C-696 previously approved for mixed use to delete approximately 22,272 sq. ft. and include in concurrent RZ 2009-HM-017 application. Located in the N.W. quadrant of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 4.27 ac. of land zoned PRM. Dranesville District. Tax Map 15-4 ((5)) 5A. (Concurrent with RZ 2009-HM-017 and FDP 2009-HM-017)

W. O' Donnell

APPROVAL REC
(from 4/2/14)

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FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May 15, 2014

*Posted: 5/15/14
Revised: 5/16/14*

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
FDPA 84-P-007-04 <i>(Springfield)</i>	Russell Wolfe (4139 Halstead Street, Fairfax) <i>(Site modifications)</i>	W. O'Donnell	P/H to 6/12/14
PFM Amendment <i>(Countywide)</i>	Amendments to the Public Facilities Manual and Chapters 101 and 112 and the Code of the County of Virginia Re: As-Built Plans	J. Leavitt	TBD

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday May 21, 2014

Posted: 5/19/14
 Revised: 5/22/14

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

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COMMITTEE MEETINGS

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

FEATURES SHOWN ITEMS

FS-M14-7 – Verizon Wireless, 6621 Columbia Pike - **CONCUR**
 FSA-L10-44-1 – Sprint, 6500 Byron Avenue

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2014-MV-002</u> (Mount Vernon)	<u>NAGMA F. ALL, D/B/A THE MAGIC FOREST ACADEMY,</u> SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8052 Paper Birch Dr., Lorton, 22079, on approx. 7,050 sq. ft. of land zoned PDH-4. Mt. Vernon District. Tax Map 107-2 ((8)) (F) 50.	C. Bishop	APPROVAL REC
<u>SE 2013-MV-023</u> (Mount Vernon)	<u>HOPKINS HOUSE, A CENTER FOR CHILDREN AND THEIR FAMILIES,</u> SE Appl. under Sect(s). 3-204, 4-804 and 9-309 of the Zoning Ordinance to permit a child care center with a total enrollment of 124 children. Located at 8543 Forest Pl., Alexandria, 22309, on approx. 1.68 ac. of land zoned R-2, C-8 and HC. Mt. Vernon District. Tax Map 101-3 ((9)) (1) C1, 5, and 501.	M. Van Atta	P/H TO 6/25/14

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
PCA 85-C-088-09/ DPA 85-C-088-07/ PRC 85-C-088-088-03 (Hunter Mill)	Block 4 LLC & Reston Town Center Property LLC (SW quadrant of the intersection of Reston Parkway, New Dominion Parkway and Temporary Road) (Residential, Office and Retail)	M. Tsai	P/H to 6/11/14 (from 4/24/14)
SE 2013-DR-019 2232-D-13-9 (Dranesville)	CWS VII, LLC & The Trustees of Andrew Chapel United Methodist Church (1301 Trap Road, Andrew Chapel United Methodist Church) (Telecommunications facility with 120 ft. tall tower)	C. Bishop	P/H to 6/25/14

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday May 22, 2014

*Posted: 4/16/14
Revised: 5/21/14*

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

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MEETING CANCELLED

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2013-DR-019/ 232-D-13-9 (Dranesville)	CWS VII, LLC & The Trustees of Andrew Chapel United Methodist Church (1301 Trap Road, Andrew Chapel United Methodist Church (Telecommunications facility with 120 ft. tall tower)	C. Bishop	P/H to 6/25/14 (from 5/22/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, May 28, 2014

*Posted: 4/16/14
Revised: 5/2/14*

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

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MEETING CANCELLED

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May 29, 2014

*Posted: 4/16/14
Revised: 5/2/14*

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

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MEETING CANCELLED