

# NOVEMBER 2013

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**  
**Wednesday, November 6, 2013**

Posted: 9/3/13  
 Revised: 11/7/13

**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 of the Fairfax County Government Center at 7:00 p.m.**

**ITEMS SCHEDULED FOR DECISION ONLY**

<a href="#"><u>RZ 2011-PR-005</u></a> (Providence)	<a href="#"><u>NVCOMMERCIAL INCORPORATED AND CLYDE'S REAL ESTATE GROUP, INC.</u></a> – Appl. to rezone from C-8, HC, and SC to PTC, HC, and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 8.05, and a waiver #1682-WSWD-001-1 to permit the location of underground storm water management facilities in a residential area. Located in the N.E. quadrant of the intersection of Leesburg Pk. and Chain Bridge Rd. on approx. 5.79 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-3 ((1)) 65, 71, 71A pt., 72, 73, 75, 76 and 78A. (Concurrent with FDP 2011-PR-005 and SEA 2008-MD-036).	S. Lin	<b>APPROVAL REC</b> (P/H from 10/16/13) (from 7/11/13) (from 3/2/13) (from indef.)
<a href="#"><u>FDP 2011-PR-005</u></a> (Providence)	<a href="#"><u>NVCOMMERCIAL INCORPORATED</u></a> – Appl. to approve the final development plan for RZ 2011-PR-005 to permit a residential mixed use building. Located in the N.E. quadrant of the intersection of Leesburg Pk. and Chain Bridge Rd. on approx. 42,213 sq. ft. of land zoned PTC, HC and SC. Tax Map 29-3 ((1)) 73 pt., 75 pt. and 76 pt. (Concurrent with RZ 2011-PR-005 and SEA 2008-MD-036).	S. Lin	<b>APPROVED</b> (P/H from 10/16/13) (from 7/11/13) (from 3/2/13) (from indef.)
<a href="#"><u>SEA 2008-MD-036</u></a> (Providence)	<a href="#"><u>NVCOMMERCIAL INCORPORATED</u></a> – Appl. under Sects. 4-704, 4-804, and 9-401 of the Zoning Ordinance to amend SE 2008-MD-036, previously approved for an electrically-powered regional rail transit facility and associated components, to permit deletion of land area and associated modifications to site design and development conditions. Located at 8348 Leesburg Pk., Vienna, 22182, on approx. 110,461 sq. ft. of land zoned C-7, C-8, HC and SC. Tax Map 29-3 ((1)) 32 and 71A pt. and Route 7 public right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2011-PR-005 and FDP 2011-PR-005). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Route 7 to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i> ).	S. Lin	<b>APPROVAL REC</b> (P/H from 10/16/13) (from 7/11/13) (from 3/2/13) (from indef.)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#"><u>AF 2013-SU-002</u></a> (Sully)	<a href="#"><u>CHARLES KULBOK</u></a> – Appl. to permit the creation of an agricultural and forestal district authorized by Chapter 115 (County Code), effective June 30, 1983. The purpose is to preserve significant agricultural and forest lands in the County. Located at 7100 Bull Run Post Office Rd., Centreville, 20120, on approx. 47.04 ac. of land zoned R-C and WS. Tax Map 64-1 ((1)) 33.	B. Krasner	<b>APPROVAL REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, November 6, 2013**

Posted: 9/3/13  
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**KEY**  
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**D/O – Decision Only**

RZ/FDP 2013-PR-007  
 (Providence)

**EYA DEVELOPMENT, LLC** – Appls. to rezone from I-5 to PDH-30 to permit residential development with an overall density of 22.11 du/ac, approval of the conceptual and final development plans, waiver of open space requirements, waiver of minimum district size and waiver #561-WPFM-005-1 to permit the location of underground storm water management facilities in a residential area. Located in the N.E. quadrant of the intersection of Eskridge Rd. and Merrifield Town Center on approx. 1.07 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((1)) 87, 88, and 89B.

M. Lynskey

**P/H TO 12/4/13**  
 (from 10/17/13)  
 (from 9/18/13)  
 (from 10/3/13)

SEA 99-M-026  
 (Mason)

**THOMAS LAPHAM (AUTOSTOP SERVICE CENTER)** – Appl. under Sects. 4-804, 9-501, 9-503, and 9-622 of the Zoning Ordinance to amend SE 99-M-026, previously approved for a vehicle light service establishment, to permit expansion of vehicle light service operations and the addition of vehicle sales; waivers and modifications in a CRD; waiver of open space requirements and modifications of development conditions. Located at 5635 Leesburg Pk., 22041-2902 on approx. 15,409 sq. ft. of land zoned C-8, CRD, HC, and SC. Tax Map 61-2 ((1)) 96.

B. Krasner

**APPROVAL REC**  
 (from 9/12/13)  
 (from 6/27/13)  
 (from indef.)

**ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
RZ 2013-PR-006 (Providence)	Fairfax Plaza, L.L.C. (W. side of Lee Highway, just s. of Blake Lane) (From R-2 to C-8 for retail shops)	M. Tsai	<b>P/H to 11/7/13</b> (from 7/31/13)
CSPA 2002-PR-016-02 (Providence)	The Northwest Mutual Life Insurance Company (8200, 8210 and 8220 Crestwood Heights Drive, Mclean) (To supplement and clarify signs for Building 2, Park Crest)	M. Brady	<b>P/H to 11/7/13</b>
CSPA 2005-PR-041-02 (Providence)	Eskridge (E&A) LLC (S. side of Lee Highway, just w. of Gallows Road intersection) (Amend signage plan)	M. Lynskey	<b>P/H to 10/24/13</b> (from 10/17/13)
SEA 2009-LE-028 (Lee)	Claude A. and Betty J. Wheeler (6318 May Blvd., Alexandria) (To amend previously approved application to permit the addition of a Place of worship, contr. of child care center and private school of general education to permit a place of worship and deletion of land area)	N. Rogers	<b>P/H to 12/4/13</b>
SE 2013-MA-010 (Mason)	Deyi Awadallah (3212 Glen Carlyn Road, Falls Church) (Child care center)	B. Krasner	<b>P/H to 1/16/14</b>

Posted: 11/6/13  
Revised: 11/6/13

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, NOVEMBER 6, 2013**

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

**DECISIONS ONLY:**

RZ 2011-PR-005 – NV COMMERCIAL, INC. &  
CLYDE’S REAL EST. GROUP, INC. – **RECOMMEND APPROVAL**  
FDP 2011-PR-005 – NV COMMERCIAL, INC. &  
CLYDE’S REAL EST. GROUP, INC. – **APPROVED**  
SEA 2008-MD-036 – NV COMMERCIAL INC. (Providence District) – **RECOMMEND APPROVAL**  
(P/H on 10/16/13)

**DEFERRAL:**

RZ/FDP 2013-PR-007 – EYA DEVELOPMENT, LLC – **P/H TO 12/4/13**

**INTENT TO DEFER:**

RZ/FDP 2013-MV-001 – A&R HUNTINGTON METRO, LLC – **D/O TO 11/14/13**  
(P/H on 10/24/13)

RZ/FDP 2012-BR-020 – EASTWOOD PROPERTIES, INC. – **D/O TO 11/21/13**  
(P/H on 10/16/13)

**CONSENT AGENDA ITEMS: CONCUR**

FSA-P00-85-1 – Sirius XM, 1751 Pinnacle Drive (Deadline: 11/21/13)  
FSA-P09-4-2 – Verizon Wireless, 3300 Gallows Road (Deadline: 1/21/14)

**FEATURES SHOWN: CONCUR**

FS-S13-23 – AT&T Mobility, 12777 Fair Lakes Circle (Deadline: 12/23/13)

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SEA 99-M-026 - THOMAS LAPHAM (AUTOSTOP SERVICE CENTER) – **RECOMMEND APPROVAL**

NO SPEAKERS

AF 2013-SU-002 – CHARLES KULBOK – **RECOMMEND APPROVAL**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, November 7, 2013**

Posted: 9/27/13  
Revised: 11/7/13

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**COMMITTEE MEETINGS**

**None at this time**

**ITEMS SCHEDULED FOR DECISION ONLY**

<a href="#"><u>RZ/FDP 2013-MV-001</u></a> (Mount Vernon)	<a href="#"><u>A&amp;R HUNTINGTON METRO, LLC</u></a> – Appls. to rezone from C-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.0, approval of the conceptual and final development plans, waiver of minimum district size and waiver #25678-WPFM-001-1 to permit the location of underground storm water management facilities in a residential area. Located at 2338, 2340, 2342, and 2344 Glendale Ter. and 2317 Huntington Ave., Alexandria, 22303, on approx. 1.04 ac. of land. Comp. Plan Rec: Option for transit oriented mixed use with up to 3.0 FAR. Tax Map 83-1 ((8)) 92A, 92B, 93A, 93B, and 94A.	M. Duca	<b>D/O TO 11/14/13</b> (P/H from 10/24/13) (from 7/18/13)
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2013-PR-006</u></a> (Providence)	<a href="#"><u>FAIRFAX PLAZA, LLC</u></a> – Appl. to rezone from R-2, C-8, and HC to C-8 and HC to permit commercial development and waiver of minimum lot size requirement with an overall Floor Area Ratio (FAR) of 0.17. Located on the W. side of Lee Hwy. approx. 300 ft. S. of its intersection with Blake Ln. on approx. 20,989 sq. ft. of land. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Map 48-3 ((1)) 31.	M. Tsai	<b>APPROVAL REC</b> (from 11/6/13) (from 7/31/13)
<a href="#"><u>CSPA 2002-PR-016-02</u></a> (Providence)	<a href="#"><u>THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY</u></a> – Appl. Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2002-PR-016 to permit sign modifications. Located at 8200, 8210 and 8220 Crestwood Heights Dr., McLean, 22102, on approx. 13.54 ac. of land zoned PRM. Tax Map 29-4 ((7)) A9, E, F, G, H, and J; 29-4 ((13)) 1B, 1C, C1; 102-105, 107-109, 112-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1703, 1705-1719, 1801-1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901-1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919, and 29-4 ((14)) C1, 1C.	M. Duca	<b>APPROVED</b> (from 11/6/13)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, November 7, 2013**

Posted: 9/27/13  
Revised: 11/7/13

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

**ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2013-MA-009 (Mason)	Abbas Azizi (5232 Backlick Road, Springfield VA) (Child-care center)	M. Lynskey	<b>P/H to Indef.</b>
RZ/FDP 2013-LE-008 (Lee)	Penn Daw Associates Ltd. Partnership (SW quadrant of the intersection of Kings Hwy and Poag St.) (From C-8 and R-4 to PDH-40 for mixed residential & retail uses)	M. Tsai	<b>P/H to 11/21/13</b> (from 9/19/13)
RZ/FDP 2012-MV-008 (Mount Vernon)	The Alexander Company, Inc. (W.side of Silverbrook Rd @White Spruce Way; N. & E. of Laurel Hill Park) (From R-C to PDH-8 and PDC for Laurel Hill Adaptive Reuse Area)	W. Mayland	<b>TBD</b> (from 9/12/13) (from 4/18/13) (from 1/24/13) (from 11/8/12) (from 10/17/12)

Posted: 11/07/13  
Revised: 11/07/13

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

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, NOVEMBER 7, 2013**

**DECISION ONLY:**

RZ/FDP 2013-MV-001 – A&R HUNTINGTON METRO, LLC – **D/O to 11/14/13**  
(P/H on 10/24/13)

**FEATURE SHOWN: CONCUR**

2232A-D01-4-1 – Sirius XM, 1350 Beverly Road (Deadline: 12/23/13)

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CSPA 2002-PR-016-02 – THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY – **APPROVED**

NO SPEAKERS

RZ 2013-PR-006 – FAIRFAX PLAZA, LLC – **APPROVAL RECOMMENDED**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, November 13, 2013**

Posted: 9/3/13  
 Revised: 11/14/13

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**COMMITTEE MEETINGS**  
**SCHOOLS COMMITTEE MEETING CANCELLED**

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

Application	Applicant	Staff	PC Action
<a href="#"><u>AA 01-H-001</u></a> (Dranesville)	<a href="#"><u>HIU NEWCOMB FAMILY, LLC, MARIETTE HIU NEWCOMB, SARAH NEWCOMB, HANA NEWCOMB, LANI NEWCOMB, ANNA NEWCOMB BRADFORD AND CHARLES NEWCOMB</u></a> – Appl. Renewal 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 Pk., Vienna, 22182, on approx. 27.19 ac. of land zoned PDH-1 and R-A. Tax Map 19-1 ((14)) Z, 20A, 20Z, 21A, 21Z, 22A, 22Z, 23A, 23Z; 19-3 ((1)) 42Z2.	B. Krasner	<b>APPROVAL REC</b>
<a href="#"><u>AR 2005-SU-002</u></a> (Sully)	<a href="#"><u>J. DAVID SANDERS, TRUSTEE &amp; KIMBERLY ANN SANDERS, TRUSTEE</u></a> – Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located AT 16009 Lee Hwy., Centreville, 20121, on approx. 131.04 ac. of land zoned R C, HD, and WS. Tax Map 63-2 ((1)) 9Z; 64-1 ((1)) 32Z and 64-3 ((1)) 1A.	B. Krasner	<b>APPROVAL REC</b>
<a href="#"><u>AR 87-V-001-03</u></a> (Mount Vernon)	<a href="#"><u>GARY D. KNIPLING &amp; CHARLOTTE J. KNIPLING</u></a> – Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 11807 Harley Rd., Lorton, 22079, on approx. 36.75 ac. of land zoned R-E. Tax Map 118-1 ((3)) Z; 118-2 ((1)) 6Z; 118-2 ((2)) 10Z; 118-2 ((5)) Z, 1Z, 2Z, and 7Z.	M. Lynskey	<b>APPROVAL REC</b>
<a href="#"><u>Plan Amendment</u></a> (Hunter Mill)	<a href="#"><u>ST09-III-UP1(A)</u></a> – 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 1650 acres of land (inclusive of roads), generally located north and south of the Dulles Airport Access Road (DAAR) in the vicinity of Wiehle Avenue, Reston Parkway, the Fairfax County Parkway (State Route 286), and east of Centreville Road, that is currently described in the Plan as the Reston-Herndon Suburban Center. In addition, it proposes to move plan recommendations for areas at the periphery of the eastern edge of the Reston-Herndon Suburban Center to the UP5 Reston Community Planning Sector section of the Plan.	H. Merkel	<b>D/O TO 12/5/13</b> (from 10/30/13) (from 10/6/13)

The Reston-Herndon Suburban Center is bounded on the north by

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

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Hidden Creek Golf Course, Baron Cameron Avenue and the Town of Herndon, on the northeast by Lake Fairfax Park, on the east by a Virginia Department of Transportation storage yard (on the north side of the DAAR) and by Hunter Mill Road on the south of the DAAR, on the south by Sunrise Valley Drive, Fox Mill Road and Frying Pan Road, on the west by Centreville Road (on the south side of the DAAR) and by Fairfax County Parkway (on the north side of the DAAR). The study area does not include any of the residential areas south of Sunrise Valley Drive that are within ½ mile of the Wiehle-Reston East or Herndon stations. The Reston-Herndon Suburban Center is located predominantly in the Hunter Mill Supervisor District, with a small area at the west end of the study area in the Dranesville Supervisor District. This area has been the subject of Phase 1 of the Reston Master Plan Special Study (RMPSS), a special planning study initiated to evaluate Plan guidance for the planned community of Reston. Phase 1 of the RMPSS has been conducted under the direction of County staff and a Reston Master Plan Special Study Task Force appointed by the Fairfax County Board of Supervisors. The Plan amendment for Phase 1 sets forth a community-wide Vision and Planning Principles for Reston, areawide recommendations for land use; urban design; transportation; urban parks, recreational facilities and cultural facilities; environmental stewardship; public facilities; and general guidance re: possible implementation of the Plan. The Plan amendment also contains district recommendations for the three Transit Station Areas (TSAs) that are proposed to replace the Reston-Herndon Suburban Center in the Comprehensive Plan and are focused around the new Metrorail stations located in Reston and are part of Metrorail's Silver Line (Wiehle-Reston East, Reston Town Center, and Herndon TSAs). Each TSA has a core area close to the Metrorail station that is referred to as a Transit Oriented Development (TOD) district. In addition, nine other districts are located within the TSAs and are identified as Non-TOD districts with one district having recommendations that encourage a more urban character in the north part of the Reston Town Center and eight districts having recommendations that plan for a continuation of the current and zoned uses and amounts of development.

The Reston TSAs are planned for a complementary mix of office, residential, retail, service-oriented, institutional, civic and other uses. Land use categories include: Transit Station Mixed Use (office, residential, hotel, retail, institutional and civic uses); Residential Mixed Use (new development is planned to be primarily residential use with ground floor retail, hotel and limited new office uses); Town Center Urban Core Mixed Use (office, residential, and hotel with supporting retail and service uses); Town Center North Mixed Use (residential use with office, hotel, civic, and support retail uses); Residential (residential with supporting retail); Public Facility (public uses such as library, school, police/fire station, performing arts center and recreation center); and, Major Open Space Amenity (larger open spaces such as local-serving parks and athletic fields). Other uses, such as educational and institutional uses are planned throughout the TSAs. The areas closest to the Metrorail stations should be developed with office space, new residences and other non-residential uses including hotels and ground-level retail uses in mixed use buildings.

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Areas outside the ¼ mile radius from the Metrorail stations should be redeveloped primarily with multifamily housing with ground level retail.

The highest intensity is planned for areas adjacent to the three Metrorail stations and varies according to distance from the Metrorail Station and according to the planned character for each TOD district. The Planning Commission and the Board will consider Plan text that provides for the highest Floor Area Ratios (FARs) to apply to the commercial properties within ¼ mile of the Metrorail stations. The highest FAR range is 3.0-4.0 FAR in the TOD Subdistrict on the north side of the Reston Town Center station with lower FAR ranges of 2.0-3.0 FAR for the south side of the Reston Town Center station and the north side of the Wiehle-Reston East station and a range of 1.5- 2.5 FAR for the south side of the Wiehle-Reston East station and the Herndon station. Also under consideration are development intensities of up to 1.5 FAR for selected areas that are designated as Residential Mixed Use areas and are located approximately ¼ to ½ mile from the Metro stations. Some areas within ½ mile of the Reston Town Center station, including the Town Center Urban Core, are not planned for additional intensity. Non-TOD Districts are recommended by staff and the Task Force for varying intensities generally up to the FAR provided by existing zoning. All intensities listed as staff's recommendations in the Plan may be increased by varying amounts because of the bonus intensity that is allowed as an incentive for such things as the provision of affordable housing ( between 12%-20%) and land or space for public improvements or facilities (up to 25%) . The amount of bonus intensity may be compounded when multiple planning objectives are being achieved. In addition, the Plan allows for density credits for land dedication and for intensity to be moved from one land use category to another so long as the resulting development conforms to the goal of locating the highest intensities closest to transit and the development is consistent with the planned character and scale of the area. All of these provisions and incentives could allow for a development to be considered at up to a maximum intensity of 5.0 FAR under the staff and Task Force's recommendation. In addition, the Plan recommendations describe a maximum number of overall square feet of development planned for the planned TOD areas. The overall maximum number of square feet recommended in the Plan could be up to 30 million square feet of existing and new office uses and 24,500 existing and new residential dwelling units based on a 2030 planning horizon. Development under the Plan may be phased to transportation, trip reduction objectives, and public facilities/improvements.

The proposed Plan amendment provides guidance for urban design, i.e., pedestrian circulation, streetscape design, a street grid and block pattern, build-to lines, building frontages, recommendations for bulk and massing, step-backs, building articulation, fenestration, and building heights, which will be tallest in the parts of the TOD districts closest to the Metrorail stations, moving outward to lower heights. The Plan amendment also calls for reductions in maximum parking throughout the TSAs and a variety of robust Transportation Demand Management tools to mitigate traffic impacts. The Plan amendment

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also identifies transportation recommendations for roadway improvements and new bicycle facilities within the TSAs. Amendments to the Countywide Transportation Plan are also under consideration as part of this amendment to reflect recommendations affecting the transportation network. The Countywide Transportation Plan amendments under consideration include, but are not limited to, the following roadway additions and deletions: the addition of a network of new local and collector streets to increase connectivity and to better accommodate pedestrians, bicyclists, transit vehicles and cars and the addition of a grade-separated interchange at Fairfax County Parkway and Sunrise Valley Drive.

The current Reston-Herndon Suburban Center plan guidance includes recommendations pertaining to the Lake Fairfax Business Park and the adjacent residential subdivision, Equestrian Park. This amendment proposes to move these recommendations to the UP5 Reston Community Planning Sector section of the Area III volume of the Comprehensive Plan.

The recommendations under consideration are contained in a staff report dated November 1, 2013. The document contains the recommendations of Fairfax County staff as well as alternatives to the staff recommendations as recommended by the Reston Master Plan Special Study Task Force. Where the staff recommendation differs from that of the Task Force and where alternatives are presented, it is noted in the document and all recommendations are provided so as to provide the Planning Commission with the flexibility to choose among the recommendations or do less than what is presented. Copies of the staff report for this proposed Plan amendment may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA.

**ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
PCA 2004-LE-042/ SE 2012-LE-008 <i>(Lee)</i>	VILC, LLC-Nguyen H.T. Vuong VILC, LLC-Alex Vuong <i>(6309 Grovedale Drive, Just s. of Franconia Rd.) (To Modify proffers to allow a child care center in Commercial Retail Center)</i>	S. Williams	<b>P/H to 2/6/14</b>  <i>(from 10/17/13)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, November 14, 2013**

Posted: 9/27/13  
Revised: 11/15/13

**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

**ITEMS SCHEDULED FOR DECISION ONLY**

<a href="#">RZ/FDP 2013-MV-001</a> (Mount Vernon)	<a href="#">A&amp;R HUNTINGTON METRO, LLC</a> – Appls. to rezone from C-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.0, approval of the conceptual and final development plans, waiver of minimum district size and waiver #25678-WPFM-001-1 to permit the location of underground storm water management facilities in a residential area. Located at 2338, 2340, 2342, and 2344 Glendale Ter. and 2317 Huntington Ave., Alexandria, 22303, on approx. 1.04 ac. of land. Comp. Plan Rec: Option for transit oriented mixed use with up to 3.0 FAR. Tax Map 83-1 ((8)) 92A, 92B, 93A, 93B, and 94A.	M. Duca	<b>APPROVAL REC</b> (D/O from 11/7/13) (P/H from 10/24/13) (from 7/18/13)
<a href="#">RZ/FDP 2012-BR-020</a> (Braddock)	<a href="#">EASTWOOD PROPERTIES, INC</a> – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.5 du/ac and approval of the conceptual and final development plans. Located on the E. side of Ox Rd., approx. 100 ft. N. of its intersection with Adare Dr. on approx. 5.15 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 77-1 ((1)) 36, 37 and 38.	B. Krasner	<b>D/O TO 11/21/13</b> (D/O from 10/30/14) (D/O from 10/24/13) (P/H from 10/16/13) (from 7/10/13) (from 4/4/13)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">Plan Amendments</a> (Mount Vernon)	<a href="#">APR 09-IV-1MV &amp; APR 09-IV-15MV</a> – 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 proposed Amendment concern approximately 17 acres generally located northwest of Richmond Highway (Route 1) and northeast of Huntington Avenue in Subunits A-1 and A-2 of the North Gateway Community Business Center (Tax Maps for 09-IV-1MV: 83-2((1))2A, 2B, 2C, 83-4((1))1; Tax Maps for 09-IV-15MV: 83-3((1))67A, 69, 69A, 70, 83-4((1))2). The nominations propose to replace the redevelopment options with office, hotel, and retail mixed-use at an intensity up to 2.0 FAR with conditions. Recommendations relating to the transportation network may also be modified. Copies of the staff report for this proposed Plan amendment may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA.	A. Klibaner	<b>APPROVAL REC</b>

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**ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SEA 81-C-081-02 (Sully)	Girl Scout Council of Nation’s Capital (10900 & 10902 Vale Road; 10891 & 10899 Knoll Rd; 10968 Stuart Mill Rd.) (For site improvements and increase in number of children and property at one time)	M. Tsai	<b>P/H to Indef. Def.</b> (from 7/25/13)
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 residential units)	N. Rogers	<b>P/H to Indef. Def.</b> (from 10/10/13) (from indef.)

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, November 20, 2013**

Posted: 11/5/13  
Revised: 11/7/13

**KEY**  
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**COMMITTEE MEETINGS**

**The Residential Studios Zoning Ordinance Committee will met in the Board Conference Rooms 106/107 of the Herrity Building at 7:00 p.m.**

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

None at this time

**ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
<a href="#"><u>Z.O. Amendment</u></a> (Sargeant)	Residential Studios <i>(Establish a multiple-family dwelling unit use, to be called Residential Studios, which will be specifically limited in terms of unit size, development size, maximum income/rent, and other factors.</i>	D. Pesto	<b>TBD</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 21, 2013**

Posted: 11/7/13  
Revised: 11/22/13

**KEY**  
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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**

**Joint Housing Committee – Meeting Cancelled**

**CONSENT AGENDA ITEMS & FEATURE SHOWN ITEMS**

**FS-V13-89**

Verizon Wireless  
7400 Lockport Place, Lorton, VA 22079  
Mount Vernon District

**ITEMS SCHEDULED FOR DECISION ONLY**

<a href="#"><u>RZ 2013-SP-005</u></a> <i>(Springfield)</i>	<a href="#"><u>MHI-SPRING LAKE, LLC</u></a> – Appl. to rezone from R-1 to R-3 to permit 13 single-family detached houses at an overall density of 2.46 dwelling units per acre (du/ac). Located at 6408 Spring Lake Dr., Burke, 22015, on approx. 5.28 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 88-1 ((2)) 8.	J. Gorney	<b>D/O TO 1/16/14</b> <i>(P/H from 10/9/13)</i> <i>(from 9/18/13)</i> <i>(from 7/25/13)</i>
<a href="#"><u>RZ/FDP 2012-BR-020</u></a> <a href="#"><u>ADDENDUM</u></a> <i>(Braddock)</i>	<a href="#"><u>EASTWOOD PROPERTIES, INC</u></a> – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.5 du/ac and approval of the conceptual and final development plans. Located on the E. side of Ox Rd., approx. 100 ft. N. of its intersection with Adare Dr. on approx. 5.15 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 77-1 ((1)) 36, 37 and 38.	B. Krasner	<b>APPROVAL REC</b>  <i>(D/O from 11/14/13)</i> <i>(D/O from 10/24/13)</i> <i>(P/H from 10/16/13)</i> <i>(from 7/10/13)</i> <i>(from 4/4/13)</i>
<a href="#"><u>SE 2013-HM-012</u></a> <i>(Hunter Mill)</i>	<a href="#"><u>BLUE OCEAN DEVELOPMENT, INC.</u></a> – Appl. under Sect. 9-610 of the Zoning Ordinance to permit waiver of the minimum lot width requirements. Located at 9805 Leesburg Pk., Vienna, 22182, on approx. 2.45 ac. of land zoned R-1. Tax Map 19-1 ((1)) 27.	M. Duca	<b>APPROVAL REC</b> <i>(P/H from 11/14/13)</i>
<a href="#"><u>Code Amendment</u></a> <a href="#"><u>PFM Amendment</u></a> <i>(Hart)</i>	<a href="#"><u>COUNTY CODE AMENDMENTS (STORMWATER MANAGEMENT ORDINANCE)</u></a> – To consider proposed revisions to The Code of the County of Fairfax, Virginia, (County Code) as follows: the adoption of Chapter 124 (Stormwater Management Ordinance), repeal of Chapters (Pollution of State Waters) and 106 (Storm Drainage), and proposed amendments to Chapters 101 (Subdivision Ordinance), 104 (Erosion and Sedimentation Control), 112 (Zoning Ordinance), 118 (Chesapeake Bay Preservation Ordinance), and Appendix Q (Land Development Services Fees) of The Code of the County of Fairfax, Virginia. Pursuant to authority granted by Virginia Code Sects. 15.2-107, 15.2-2204, 15.2-2241 (A)(9), 15.2-2286(A)(6), and Virginia Administrative Code Sections 4VAC50-60-820, 4VAC50-60-825, and 4VAC50-60-830, the amendments propose to implement fees charged under Chapter 124 for Chesapeake Bay Act Land-Disturbing Activities, VSMP Permit maintenance and modifications, amendments to the fees charged under Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Ordinance), Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation	P. Shirey M. Brickner	<b>APPROVAL REC</b> <b>APPROVAL REC</b>  <i>(D/O from 10/24/13)</i> <i>(P/H from 10/9/13)</i>

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## MEETING AGENDA

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Control), and Chapter 112, Art. 17, Part 1, Sec. 17-109 (Zoning Ordinance) of the County Code for the review of plans, processing of permits, and performing site inspections. The new ordinance and proposed amendments implement the Virginia Stormwater Management Act (762.1-44.15:24, et seq.) and associated regulations, the Virginia Erosion and Sediment Control Law (762.1-44.15:51, et seq.) and associated regulations, and the Virginia Chesapeake Bay Preservation Act (762.1-44.15:67, et seq.) and associated regulations.

The proposed Stormwater Management Ordinance includes the following: 1) General Provisions including: Purpose and Administration, Definitions, Areas of Applicability, Exemptions, Right of Entry, Severability, Applicability of and Conflicts with Other Laws and Regulations, Time Limits on Applicability of Approved Design Criteria, Grandfathering, Chesapeake Bay Preservation Act Land-Disturbing Activity; 2) General Administrative Criteria for Regulated Land-Disturbing Activities including: Applicability, Permit Required, Annual Standards and Specifications for State Agencies, Federal Entities, and Other Specified Entities, Security for Performance, Monitoring, Reports, Investigations, and Inspections, Stormwater Pollution Prevention Plan Requirements, Stormwater Management Plans, Pollution Prevention Plans, Stormwater Management Plan Review, Long-term Maintenance of Permanent Stormwater Management Facilities, Construction Record Drawings; 3) Fees including: General, Exemptions, Fees for Coverage Under the General Permit for Discharges of Stormwater from Construction Activities and Permits for Chesapeake Bay Preservation Act Land-Disturbing Activities, Fees for the Modification or Transfer of Registration Statements for the General Permit for Discharges of Stormwater from Construction Activities, State Permit Maintenance Fees; 4) Technical Criteria for Regulated Land-Disturbing Activities including: Applicability, Water Quality Design Criteria Requirements, Water Quality Compliance, Water Quantity, Offsite Compliance Options, Design Storms and Hydrologic Methods, Stormwater Harvesting, Linear Development Projects, Comprehensive Stormwater Management Plans; 5) Technical Criteria for Regulated Land-Disturbing Activities for Grandfathered Projects and Projects Subject to Time Limits on Applicability of Approved Design Criteria including: Definitions, Applicability, General, Water Quality, Stream Channel Erosion, Flooding, Regional (watershed-wide) Stormwater Management Plans; 6) Exceptions; 7) Appeals including: Right to Administrative Review, Hearings, Appeals of Final Orders; 8) Violations and Penalties including: General Provisions, Criminal Violations and Penalties, Civil Penalties; and 9) Illicit Discharges to the Storm Sewer System and State Waters including: Purpose, Responsibilities of the Director, Illicit Discharges to the Storm Sewer System and State Waters, Standards for Inspection of Industrial and Commercial Property Discharging to the County's Storm Sewer System. The proposed amendment to the Subdivision Ordinance adds requirements of the Stormwater Management Ordinance to the minimum requirements for new subdivisions. The proposed amendment to the Zoning Ordinance adds requirements of the Stormwater Management Ordinance to the

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minimum requirements for site plans. The proposed amendments to the Erosion and Sedimentation Control Ordinance update the regulatory citations, definitions, administrative requirements, and conservation standards consistent with the Virginia Erosion and Sediment Control Law, re-enacted in 2013, and associated regulations. The proposed amendments also explicitly designate the Director of DPWES as responsible for administering the ordinance, incorporate a general right of entry provision for enforcement of the ordinance separate from the existing provisions for inspection related to permits, and incorporate variance provisions. The proposed amendments to the Chesapeake Bay Preservation Ordinance eliminate stormwater management requirements duplicated in the proposed Stormwater Management Ordinance and clarify that enforcement of provisions relating to requirements for erosion and sediment control be conducted under provisions of the Erosion and Sediment Control Act. In addition, the Chesapeake Bay Exception Review Committee is being eliminated. The review and approval of the types of exception requests currently handled by the committee is to be transferred to the Board of Supervisors.

The proposed amendments to Appendix Q incorporate fees for: Coverage Under the General Permit for Discharges of Stormwater from Construction Activities (\$308) and Permits for Chesapeake Bay Preservation Act Land-Disturbing Activities (\$308); Modification or Transfer of Registration Statements for the General Permit for Discharges of Stormwater from Construction Activities (\$200 - \$700 depending on disturbed acreage); Annual Permit Maintenance Fees (\$20 - \$1,400 depending on disturbed acreage); Modifications/Waivers/Exceptions (\$710); and Review and Inspection of Stormwater Management and BMP facilities (\$500 - \$3,200 by type of facility) with a maximum cumulative total of \$7,500. Fees for state permits will be paid directly to the state.

### **PUBLIC FACILITIES MANUAL AMENDMENTS (STORMWATER MANAGEMENT ORDINANCE)**

– To consider proposed revisions to the Public Facilities Manual (PFM) as follows: to amend Chapters 6 (Storm Drainage), and 12 (Vegetation Preservation and Planting). The proposed amendments to the PFM are necessary to implement the proposed County Stormwater Management Ordinance and the Virginia Stormwater Management Program (VSMP) Permit Regulations (4VAC 50-60 et seq.). The proposed amendments include the following: 1) The extent of review of downstream drainage systems to determine adequacy is being replaced with a reference to the requirements in the Stormwater Management Ordinance; 2) The use of the critical shear stress method in determining adequacy is being eliminated; 3) The detention method used in demonstrating adequacy is being replaced with a reference to the detention method in the Stormwater Management Ordinance; 4) Specific water quality control criteria related to the Chesapeake Bay Preservation Ordinance is being removed from the PFM and replaced with a reference to the criteria in the Stormwater Management Ordinance; 5) The table of assigned phosphorus removal efficiencies is being deleted and replaced with a reference to state assigned values

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the use of which is mandatory under the VSMP Permit Regulations; 6) A separate section for each Best Management Practice (BMP) that is listed in the VSMP Permit Regulations is included in the PFM; sections for existing practices have been modified and new sections have been added. Restrictions on the use and location for each BMP are included; 7) Nineteen plates related to design standards and criteria for BMPs, standard BMP plan views, the critical shear stress method, and example problems are being deleted. Standard BMP plan views are included in the online Virginia BMP specifications; 8) Two alternatives are presented for maintenance of stormwater management facilities in residential areas. The first alternative is a continuation of current policy under which the County will maintain dry ponds, extended detention ponds, and regional wet ponds. All other types of BMPs will be maintained by Homeowner Associations (HOAs) or property owners. The second alternative expands County maintenance to the following: sheet flow to a vegetated filter or conserved open space; infiltration practices; bioretention; vegetated swales; wet swales (linear wetlands); filtering practices (e.g. sand filters); constructed wetlands; wet ponds; extended detention ponds; manufactured (proprietary) BMPs. Under the second alternative, HOAs or property owners will maintain the following: rooftop disconnections; soil compost amendment; reforestation; vegetated roof; rainwater harvesting; permeable pavement; 9) additional amendments related to implementation of the Stormwater Management Ordinance are included.

PCA 86-D-108  
ADDENDUM  
(Dranesville)

WILLIAM WEISS – Appl. to amend the proffers for RZ 86-D-108 previously approved for residential development to permit modification of approved proffers at a density of 1.54 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located at 9416 Atwood Rd., Vienna, on approx. 36,000 sq. ft. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 19-3 ((17)) 23.

M. Duca

**APPROVAL REC**  
(D/O from 10/24/13)  
(P/H from 10/3/13)

Plan Amendment  
(Dranesville)

ST09-III-DS1 AND S07-III-UP2 – To consider proposed revisions to the Comprehensive Plan for Land Unit A of the Dulles Suburban Center which is bounded on the north by the Dulles Airport Access Road and Toll Road (DAAR, Route 267), on the east by Centerville Road, on the south by Frying Pan Road, and on the west by Route 28, Washington Dulles International Airport and the Loudoun County boundary. The commercial portion of Land Unit B, on the east side of Centerville Road, was included in the study but is not proposed for any changes. The Plan Amendments include new guidance to achieve stronger transit-oriented development and encourage a mix of uses in an urban form in the planned Innovation Center Transit Station Area (TSA). The area north of the Merrybrook Run Stream Valley is proposed to be in the designated TSA with planned intensity ranging from .75 to 3.0 FAR. South of the Merrybrook Run Stream Valley, the proposed plan is to maintain the existing character and uses with intensity ranging from .50 to 1.0 FAR. The large area of vacant land north of Frying Pan Road is also proposed for a mix of uses at an intensity range of .50 to 1.0 FAR. Additional proposed guidance addresses transportation improvements, environmental stewardship,

C. Johnson

**APPROVAL REC**  
(P/H from 10/30/13)  
(from 10/16/13)

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urban design and provision of services such as parks and schools. Changes to other sections of the Dulles Suburban Center text to reflect the above revisions are also proposed.

Plan Amendment  
(Dranesville)

**S09-III-UP2** – To consider proposed revisions to the Comprehensive Plan that addresses the commercial area located north of the Dulles Toll Road and west of Centreville Road and its transition to Elden Street; and the proposed plan guidance encourages improvements to the transitional buffers and pedestrian connectivity.

**APPROVAL REC**

(P/H from 10/30/13)  
(from 10/16/13)

Copies of the proposed Amendment 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, prior to the public hearing.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>CSP 2010-LE-013</u> (Lee)	<b>WPPI SPRINGFIELD HS, LLC</b> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-LE-013. Located at 7010 Old Keene Mill Rd., Springfield, 22150, on approx. 1.63 ac. of land zoned PDC, CRD, HC, and SC. Tax Map 80-4 ((9)) 4A.	S. Williams	<b>APPROVED</b>
<u>RZ/FDP 2012-DR-016</u> (Dranesville)	<b>DULLES ROCKHILL PARTNERS, LP AND NUGGET JOINT VENTURE, LC</b> – Appls. to rezone from PDC to PRM to permit residential development with an overall Floor Area Ratio (FAR) of 2.23 (including bonus density associated with WDU), approval of final development plans and a waiver # 6848-WPFM-004-1 to permit the location of underground storm water management facilities in a residential area. Located N. of Sayward Blvd. and W. of Dulles Station Blvd. on approx. 4.78 ac. of land. Comp. Plan Rec: Residential at 2.4 FAR. Tax Map 15-2 ((1)) 13 pt. and 15-4 ((5)) 5A. (Concurrent with PCA C-698-3 and PCA C-696-9.)	W. O'Donnell	<b>APPROVAL REC</b> (from 10/17/13)
<u>PCA C-696-9</u> (Dranesville)	<b>DULLES ROCKHILL PARTNERS, LP</b> – Appl. to amend the proffers for RZ C-696 previously approved for mixed-use development to delete 4.27 acres and include in concurrent RZ 2012-DR-016 application. Located N. of Sayward Blvd. and W. of Dulles Station Blvd. on approx. 4.27 ac. of land zoned PDC. Tax Map 15-4 ((5)) 5A. (Concurrent with RZ/FDP 2012-DR-016 and PCA C-698-3.)	W. O'Donnell	<b>APPROVAL REC</b> (from 10/17/13)
<u>PCA C-698-3</u> (Dranesville)	<b>NUGGET JOINT VENTURE</b> - Appl. to amend the proffers for RZ C-698 previously approved for hotel and service uses to delete 22,271 sq. ft. and include in concurrent RZ 2012-DR-016 application. Located to the S. and E. of Sunrise Valley Dr. on approx. 11.65 ac. of land zoned PDC. Tax Map 15-2 ((1)) 13. (Concurrent with RZ/FDP 2012-DR-016 and PCA C-696-9.)	W. O'Donnell	<b>APPROVAL REC</b> (from 10/17/13)

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**KEY**  
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- RZ/FDP 2013-LE-008  
(Lee)      **PENN-DAW ASSOCIATES LIMITED PARTNERSHIP** – Appls. to rezone from R-4, C-8, CRD, and HC to PDH-40, CRD, and HC to permit mixed use development of 42.2 du/ac and overall Floor Area Ratio (FAR) (including bonus density for WDU and ADU’s) of 1.36, waiver of open space requirements and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Kings Hwy. and Poag St. on approx. 10.45 ac. of land. Comp. Plan Rec: Retail and Other Commercial Uses with option for Mixed Use at 1.15 FAR. Tax Map 83-3 ((1)) 7.      M. Tsai      **APPROVAL REC**  
(from 11/7/13)  
(from 9/19/13)
- RZ/FDP 2013-SU-010  
(Sully)      **CHRISTOPHER LAND, L.L.C.** – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.89 du/ac and approval of the conceptual and final development plans. Located at 13865 Walney Park Dr., Chantilly, 20151, on approx. 3.7 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 44-4 ((1)) 18.      J. Gorney      **P/H TO 1/8/14**  
(from 10/17/13)

**ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
RZ/FDP 2012-PR-002 (Providence)	Greensboro Park Property Owner LLC (NW quadrant of Greensboro/International Drive intersections) (From C-4 to PTC)	B. Kati	<b>P/H to 1/15/14</b> (from 9/25/13) (from 10/9/13) (from 6/27/13)