

# May 2016

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 <b>View Agenda</b> <i>Schools Committee Meeting</i>	5 <b>View Agenda</b> <i>Policy &amp; Procedures Committee Meeting</i>	6	7
8	9	10	11 <b>No PC Meeting</b>	12 <b>Meeting Cancelled</b>	13	14
15	16	17	18 <b>View Agenda</b> <i>Land Use Process Committee Meeting</i>	19 <b>Meeting Cancelled</b>	20	21
22	23	24	25 <b>View Agenda</b> <i>Schools Committee Meeting</i>	26 <b>View Agenda</b> <i>Environment Committee Meeting</i>	27	28
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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**

**DETAILED MEETING AGENDA**

**Wednesday, May 4, 2016**

Posted: 5/4/16  
Revised: 5/5/16

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

**COMMITTEE MEETINGS**

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

**FEATURES SHOWN**

**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 5/13/16)

**2232-M15-26** – Verizon Wireless, 4116 Braddock Road, Alexandria VA 22312 (Deadline: 5/9/16)

**2232-M15-30** – Verizon Wireless, 6332 Indian Run Parkway, Alexandria VA 22313 (Deadline: 5/12/16)

**ITEMS SCHEDULED FOR DECISION ONLY**

**None at this time**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>CSP 2011-HM-032</u> (Hunter Mill)	<u>TYSONS WEST RESIDENTIAL, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-HM-032. Located on the N.W. quadrant of the intersection of Leesburg Pike and Westwood Center Dr., on approx. 15.19 ac. of land zoned PTC, SC and HC. Tax Map 29-3 ((34)) B, 1, 2, 3, 4, 5, and 6.	B. Katai	<b>APPROVED</b> (from 4/14/16) (from 2/25/16)
<u>SEA 98-Y-011</u> (Sully)	<u>RWG VENTURES, INC.</u> – Appl. under Sect. 5-504 of the Zoning Ordinance to amend SE 98-Y-011, previously approved for a service station, quick service food store, and a car wash, to permit modifications to the development conditions. Located at 14709 Lee Hwy., Centreville, 20121 (identified as 14717 Lee Hwy. on DTA Tax Records), on approx. 1.20 ac. of land zoned I-5, WS. Tax Map 54-3 ((3)) 5A.	J. Gorney	<b>APPROVAL REC</b> (from 5/26/16)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, May 5, 2016**

Posted: 5/5/16  
Revised: 5/6/16

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

**COMMITTEE MEETINGS**

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

**FEATURES SHOWN**

- 2232-M15-26** – Verizon Wireless, 4116 Braddock Road, Alexandria VA 22312 (Deadline: 5/9/16) - **CONCUR**  
**2232-M15-30** – Verizon Wireless, 6332 Indian Run Parkway, Alexandria VA 22313 (Deadline: 5/12/16) - **CONCUR**  
**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 7/29/16)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2015-MV-019</u></a> (Mount Vernon)	<a href="#"><u>CHARLES COUNTY SAND &amp; GRAVEL COMPANY, INC.</u></a> – Appl. under Sect. 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Rd., Lorton, 22079, on approx. 5.23 ac. of land zoned I-6. Tax Map 107-4 ((1)) 62A (part).	M. Tsai	<b>D/O TO 5/26/16</b> (D/O from 3/9/16) (P/H from 2/25/16) (from 1/21/16) (from 11/19/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2015-HM-012</u></a> (Hunter Mill)	<a href="#"><u>SEKAS HOMES, LTD</u></a> – Appl(s). to rezone from I-5, PRC, and R-E to PDH-12 to permit residential development with an overall density of 9.56 dwelling units per acre (du/ac) and approval of the final development plan. Located in the NE quadrant of the intersection of Sunrise Valley Dr. and Roland Clarke Pl., on approx. 4.60 ac. of land. Comp. Plan Rec: Office or Residential 30 du/ac. Tax Map 17-4 ((14)) 1B1 and 2. (Concurrent with DPA – HM-117).	L. Arseneau	<b>D/O TO 5/26/16</b>
<a href="#"><u>DPA-HM-117</u></a> (Hunter Mill)	<a href="#"><u>SEKAS HOMES, LTD</u></a> – Appl. to permit an amendment of the Development Plan for RZ B-846 to permit deletion of land area. Located on the E. side of Roland Clarke Pl., 400 ft. N. of its intersection with Sunrise Valley Dr., on approx. 22,834 sq. ft. of land zoned PRC. Comp. Plan Rec: RPC. Tax Map 17-4 ((14)) 1B1. (Concurrent with RZ/FDP 2015-HM-012).	L. Arseneau	<b>D/O TO 5/26/16</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, May 12, 2016**

Posted: 3/29/16  
Revised: 5/6/16

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

# **MEETING CANCELLED**

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

## **ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
<a href="#">RZ 2014-DR-022</a> <a href="#">Addendum</a> (Dranesville)	Basheer/Edgemoore-Brooks, LLC (Approx. 600 feet east of Springvale Road and north of Parkerhouse Drive) (R-A to R-E residential)	B. Katai	<b>D/O to 5/18/16</b> (D/O from 4/14/16) (D/O from 3/16/16) (D/O from 3/2/16) (D/O from 2/25/16) (D/O from 2/4/16) (P/H from 1/21/16)

## **ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2015-DR-009 (Dranesville)	Gulick Group, Inc. (South of the terminus of Challengon Road) (From R-A to R-1)	B. Katai	<b>P/H to 6/16/16</b> (from 4/14/16) (from 2/3/16)

## **ITEMS 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 2000-HM-044-02/ FDPA 2000-HM-044-02/ CDPA 2000-HM-044/ CDPA 2003-HM-46/ FDPA 2003-HM-046/ PCA 2003-HM-046-03 (Hunter Mill)	Woodland Park Parcel I, L.P. (South side of Dulles Toll Road and West side of Monroe Street) (Mixed-use residential, office, hotel and retail)	W. Mayland	<b>P/H to defer indef.</b>

*-continued on the next page-*

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 12, 2016**

Posted: 3/29/16  
 Revised: 5/6/16

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

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
PCA-B-715/ RZ 2015-MV-015/ SE 2015-MV-030 <i>(Mount Vernon)</i>	L & F Bock Farm, LLC (Southwest of the intersection of Hinson Farm Road and Parkers Lane) <i>(To permit independent living facilities)</i>	L. Arsenau	<b>P/H to 7/13/16</b>
RZ/FDP 2015-HM-013/ SEA 94-H-049-02 <i>(Hunter Mill)</i>	Wiehle Station Ventures LLC (11490 Commerce Park Drive and 1913 Association Drive, Reston, VA) <i>(Mixed-use)</i>	N. Rogers	<b>P/H to 6/30/16</b>
RZ 2015-MA-018 <i>(Mason)</i>	Board of Supervisors of Fairfax County Virginia (South side of Arlington Boulevard at the intersection of Hodge Place and Woodley Lane) <i>(Public Uses-Fair Station)</i>	S. Williams	<b>P/H to 6/29/16</b>
SE 2015-BR-015 <i>(Braddock)</i>	Suoliang “Leon” Xie (4008 Taylor Drive, Fairfax, VA) <i>(Congregate living facility)</i>	S. Wright	<b>Withdrawn</b> <i>(from 11/19/15)</i> <i>(from 10/7/15)</i>
SEA 88-S-077-07 <i>(Sully)</i>	Golden Brook, LLC (Chantilly Shopping Center, Chantilly, VA) <i>(Fast food with drive-through window)</i>	M. Lynskey	<b>P/H to 6/29/16</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, May 18, 2016**

Posted: 5/18/16  
Revised: 5/19/16

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

**COMMITTEE MEETINGS**

The Land Use Review Committee met in the Board Conference Room at 7:00 p.m.

**FEATURES SHOWN**

**FSA-Y04-2-1** - Verizon Wireless, 3675 Centerview Drive, Chantilly 20151 (Deadline: 7/10/16)

**FS-S16-3** – Verizon Wireless, 13003 Lee Jackson Memorial Highway, Fairfax 22033 (Deadline: 7/19/2016)

**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 7/29/16)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2014-DR-022</u></a> <a href="#"><u>Addendum I</u></a> <a href="#"><u>Addendum II</u></a> (Dranesville)	<a href="#"><u>BASHEER/EDGEMOORE-BROOKS, LLC</u></a> – Appl. to rezone from R-A and R-E to R-E (Cluster) to permit residential development with a total density of 0.38 dwelling units per acre (du/ac). Located approx. 600 ft. E. of Springvale Rd. and N. of Parkerhouse Dr., on approx. 51.97 ac. of land. Comp. Plan Rec: Residential: 0.2-0.5 du/ac. Tax Map 7-2 ((1)) 17 and 23.	B. Katai	<b>D/O TO 6/15/16</b> (D/O from 5/12/16) (D/O from 3/16/16) (D/O from 3/2/16) (D/O from 2/25/16) (D/O from 2/4/16) (P/H from 1/21/16) (from 12/10/15) (from 11/19/15) (from 9/30/15) (from 7/15/15) (from 4/15/15) (from 10/14/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 2002-HM-043-02/CDPA 2002-HM-043</u></a> (Dranesville)	<a href="#"><u>ARROWBROOK CENTRE, LLC</u></a> – Appls. to amend the proffers and conceptual development plan for a portion of RZ 2002-HM-043, previously approved for mixed-use development, to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.58, excluding bonus density associated with ADU/WDU. Located on the W. side of Centreville Rd., S. of Dulles Toll Rd., and N. of Sunrise Valley Dr., on approx. 33.92 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Tax Maps 16-3 ((1)) 39 A1, 39 A2, and 39 B3. (Concurrent with FDPA 2002-HM-043-03.)	W. O’Donnell	<b>D/O TO 5/25/16</b>
<a href="#"><u>FDPA 2002-HM-043-03</u></a> (Dranesville)	<a href="#"><u>ARROWBROOK CENTRE, LLC</u></a> – Appl. to amend the final development plans for RZ 2002-HM-043 to permit single family attached dwelling units and multifamily dwelling units and modification of site design with an overall 1.2 Floor Area Ratio (FAR) excluding bonus density associated with ADU/WDU. Located on the S. side of Dulles Toll Rd., N. of Sunrise Valley Dr., W. of Centreville Rd., on approx. 7.4 ac. of land zoned PDC. Tax Maps 16-3 ((1)) 39 A2 (part) and 39 B3 (part). (Concurrent with PCA 2002-HM-043-02 and CDPA 2002-HM-043.)	W. O’Donnell	<b>D/O TO 5/25/16</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, May 18, 2016**

*Posted: 5/18/16  
Revised: 5/19/16*

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

PRCA 77-C-076  
*(Hunter Mill)*

**AKRIDGE AND RTC PARTNERSHIP, LLC** – Appl. to amend the PRC plan associated with RZ 77-C-076 to permit modifications to a mixed-use office building. Located on the W. side of Reston Pkwy. and N. side of Bowman Towne Dr., on approx. 2.36 ac. of land zoned PRC. Comp. Plan Rec: Planned Residential Community. Tax Map 17-1 ((1)) 2C.

M. Tsai

**APPROVAL REC**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, May 19, 2016**

*Posted: 3/29/16  
Revised: 5/2/16*

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

# **MEETING CANCELLED**

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

## **ITEMS 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>
Subdivision Ordinance Amendment (Hart) (Countywide)	Clarifying the County's Enforcement of Private Easements and Private Agreements	J. Vish	<b>P/H to 7/27/16</b>



**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, May 25, 2016**

Posted: 5/25/16  
Revised: 5/26/16

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

**COMMITTEE MEETINGS**

**The Schools Committee will met in the Board Conference Room at 7:00 p.m.**

**FEATURES SHOWN**

**FSA-Y04-2-1** - Verizon Wireless, 3675 Centerview Drive, Chantilly 20151 (Deadline: 7/10/16)

**FS-S16-3** – Verizon Wireless, 13003 Lee Jackson Memorial Highway, Fairfax 22033 (Deadline: 7/19/2016)

**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 7/29/16)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">Fairfax Forward</a> (Countywide)	Code of Virginia, Title 15.2, Chapter 22 - Fairfax County Adopted on July 9, 2013, Fairfax Forward is a three-year work program by which the Fairfax County Comprehensive Plan is reviewed. A retrospective evaluation of the efficiency, effectiveness, accessibility, and impact of the Fairfax Forward process, with recommendations for future process revisions.	A. Klibaner	<b>D/O TO DEFER INDEF.</b> (P/H from 4/20/16)
<a href="#">PCA 2002-HM-043-02/CDPA 2002-HM-043</a> (Dranesville)	<b>ARROWBROOK CENTRE, LLC</b> – Appls. to amend the proffers and conceptual development plan for a portion of RZ 2002-HM-043, previously approved for mixed-use development, to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.58, excluding bonus density associated with ADU/WDU. Located on the W. side of Centreville Rd., S. of Dulles Toll Rd., and N. of Sunrise Valley Dr., on approx. 33.92 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Tax Maps 16-3 ((1)) 39 A1, 39 A2, and 39 B3. (Concurrent with FDPA 2002-HM-043-03.)	W. O’Donnell	<b>APPROVAL REC</b> (P/H from 5/18/16)
<a href="#">FDPA 2002-HM-043-03</a> (Dranesville)	<b>ARROWBROOK CENTRE, LLC</b> – Appl. to amend the final development plans for RZ 2002-HM-043 to permit single family attached dwelling units and multifamily dwelling units and modification of site design with an overall 1.2 Floor Area Ratio (FAR) excluding bonus density associated with ADU/WDU. Located on the S. side of Dulles Toll Rd., N. of Sunrise Valley Dr., W. of Centreville Rd., on approx. 7.4 ac. of land zoned PDC. Tax Maps 16-3 ((1)) 39 A2 (part) and 39 B3 (part). (Concurrent with PCA 2002-HM-043-02 and CDPA 2002-HM-043.)	W. O’Donnell	<b>APPROVED</b> (P/H from 5/18/16)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">CSP 2010-PR-014-02</a> (Providence)	<b>CH REALTY VI-GREY STAR MF, TYSONS ELAN, LLC</b> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-PR-014. Located in the S.E. quadrant of the intersection of Tyco Rd. (Rt. 3888) and Boyd Pointe Way, on approx. 1.58 ac. of land zoned PTC, SC, and HC. Tax Map 29-3 ((32)) 2A and 3.	C. Gresham	<b>APPROVED</b> (from 6/30/16)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, May 25, 2016**

Posted: 5/25/16  
Revised: 5/26/16

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

PA 2016-I-A1  
(Braddock)

**COMPREHENSIVE PLAN AMENDMENT (HERITAGE MALL)**

M. Van  
Atta

**APPROVAL REC**

– To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 11 ac. generally located at 7857 Heritage Drive, Annandale, on the west side of Heritage Drive between Commons Drive and Rectory Lane (Tax Map Parcels: 70-2((1))1D1, 2A and 2C). The area is planned for a neighborhood and community serving retail center which includes an office component, with an option for mixed use up to 0.70 FAR with retail, office and residential uses. The Amendment will consider the development of the western portion of the site with 68 single-family attached dwellings and associated residential amenities, as well as the development of a community center on the property, improved pedestrian connectivity, and additional enhancements to the shopping center parking lot and plaza areas. Recommendations relating to the transportation network may also be modified.

Z.O. Amendment  
PDC/PRM

Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

D. Pesto

**D/O TO 5/26/16**

(1) In the Planned Development Commercial (PDC) District, delete the maximum Floor Area Ratio (FAR) of 1.5 and the enumerated criteria for increases up to a maximum 2.5 FAR, and establish a maximum 2.5 FAR, except that in the PDC District and the Planned Residential Mixed Use (PRM) District, **OPTION 1** - permit up to a maximum 5.0 FAR when the property is located in a Transit Station Area (TSA), Commercial Revitalization District (CRD) or Community Business Center (CBC) [map of areas included in staff report] when in furtherance of the purpose and intent of the district and the comprehensive plan or **OPTION 2** – permit up to a maximum 5.0 FAR for property located in a TSA and up to a maximum 4.0 FAR for property located in a CRD or CBC, and in both cases when in furtherance of the purpose and intent of the district and the comprehensive plan.

(2) In the PDC and PRM Districts, add commercial recreation restaurants as a secondary use and allow vehicle sales and ancillary service establishments as a secondary use (in addition to vehicle rental, currently permitted), limited to indoor facilities only with no outside display or storage of vehicles and only when shown on an approved final development plan. In the PDC District, delete pre-construction Health Department review of kennels and veterinary hospitals, allow fast food restaurants with no drive-through facilities to locate in a residential building subject to final development plan approval; as an **OPTION** for consideration, increase the amount of gross floor area (GFA) for all secondary uses other than dwellings from 25% of the principal uses to 50% and eliminate the provision limiting fast food restaurants to 15% of GFA of the structure in which located; and change the references to “housing for the elderly” to independent living facilities and medical care facilities, limited to assisted living facilities and/or nursing facilities. In the PRM District, add kennels and veterinary hospitals as secondary uses, limited to indoor facilities only.

(3) Require the inclusion of cellar space in the calculation of GFA (thus, in the calculation of FAR) for any rezoning to the PDC or PRM Districts approved after the date of this amendment and clarify the

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Wednesday, May 25, 2016

Posted: 5/25/16  
Revised: 5/26/16

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

exclusions from GFA for cellar space used for loading, storage and other uses that are accessory to the principal use of the building, mechanical equipment and an unmanned datacenter or other similar telecommunications or electronic equipment. In the Planned Development Tysons Corner Urban District (PTC), clarify the exclusion of cellar space used for loading or unmanned telecommunication, mechanical or electronic equipment.

(4) Clarify that the Board may approve parking reduction and/or parking relocation requests in the PDC and PRM Districts, pursuant to Article 11, as part of a rezoning or special exception application; clarify the current provisions of Article 11 for Board approval of parking reductions based on proximity to alternative means of public transportation, including a mass transit station, a designated TSA, a transportation facility (streetcar, bus rapid transit or express bus service) or a high frequency served bus stop; require that determinations regarding completion timeframe for a mass transit station or transportation facility include the funding status for the transportation project; clarify the Board's authority to approve a parking reduction in conjunction with a rezoning to the PDC or PRM District in a CRD for mixed use developments that include residential and non-residential uses; allow the Board, in conjunction with a rezoning or special exception, or the Director, in conjunction with a site plan, to approve, with appropriate time limitations, a temporary reduction and/or relocation of the minimum required off-street parking for redevelopment of an existing property that includes the retention of some uses/structures and the elimination of some on-site parking, subject to demonstration by the applicant that adequate measures will be taken to ensure the continuation of safe and adequate utilization of the property; and require that a substantial portion of parking in the PDC District should be in above and/or below grade parking structures.

(5) In the PRM District, modify the Purpose and Intent section to include CBCs, Commercial Revitalization Areas (CRAs) and CRDs as appropriate locations for the district, to encourage the use of Transportation Demand Management (TDM) and to further the implementation of the comprehensive plan and require that not more than half of the minimum required open space shall be permitted above street level, unless modified by the Board.

(6) For commercial recreation restaurants, eliminate the additional standard that requires any person under 18 years of age to be accompanied by a parent or guardian.

(7) Allow the Board to modify the minimum sight distance requirements on a corner lot in conjunction with a rezoning or special exception upon a clear demonstration that such reduction maintains safe and adequate vehicular/pedestrian movements at the intersection.

(8) Allow the Board, in conjunction with a rezoning or special exception, or the Director, in conjunction with a site plan, to modify the transitional screening and barrier requirements along the Dulles International Airport Access Highway and the Dulles Toll Road.

(9) In the PDC District, modify the Purpose and Intent section to accommodate high density land uses when consistent with the comprehensive plan, to insure high standards in the mix of uses, to include unique design elements and amenities, to encourage lot consolidation and use of TDM techniques. Revise the minimum district

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, May 25, 2016**

*Posted: 5/25/16  
Revised: 5/26/16*

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

size provisions of the PDC District to add CRAs and TSAs for determining when land may be classified to the PDC District.

(10) Specify that bulk regulations and landscaping and screening provisions of the conventional district that most closely characterizes the particular type of development under consideration shall have general applicability in a PRM and PDC District that is located in a TSA, CRD, CBC or CRA and only at the periphery of such TSA, CRD, CBC or CRA.

(11) Clarify the provisions regarding reductions of yards in TSAs, CBCs and CRAs to specify that yards and other distances from lot lines may be reduced by the Board in conjunction with a rezoning or special exception or by the Director in conjunction with a site plan, in accordance with the specified yard/distance recommended in the adopted comprehensive plan for the area.

(12) In Article 16, Development Plans, the Board can authorize a “variance” of the strict application of the strict application of specific zoning district regulations, except for maximum density or FAR provisions. The term “variance” is more typically related to an action taken by the Board of Zoning Appeals. To alleviate confusion, the amendment will change the term “variance” to “modification” in multiple locations in Article 16 and will delete the term “exception,” which is superfluous.

RZ 2015-DR-009  
(Dransville)

**GULICK GROUP, INC.** – Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located S. of the terminus of Challendon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Tax Map 12-4 ((30)) Z.

B. Katai

**P/H TO 6/16/16**  
(from 5/18/16)  
(from 4/14/16)  
(from 2/3/16)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, May 26, 2016**

Posted: 5/26/16  
Revised: 5/27/16

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

**COMMITTEE MEETINGS**

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

**FEATURES SHOWN**

**FSA-Y04-2-1** - Verizon Wireless, 3675 Centerview Drive, Chantilly 20151 (Deadline: 7/10/16)

**FS-S16-3** – Verizon Wireless, 13003 Lee Jackson Memorial Highway, Fairfax 22033 (Deadline: 7/19/2016)

**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 7/29/16)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2015-MV-019</u></a> (Mount Vernon)	<a href="#"><u>CHARLES COUNTY SAND &amp; GRAVEL COMPANY, INC.</u></a> – Appl. under Sect. 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Rd., Lorton, 22079, on approx. 5.23 ac. of land zoned I-6. Tax Map 107-4 ((1)) 62A (part).	M. Tsai	<b>D/O TO 6/16/16</b> (D/O from 5/5/16) (D/O from 3/9/16) (P/H from 2/25/16) (from 1/21/16) (from 11/19/15)
<a href="#"><u>RZ/FDP 2015-HM-012</u></a> (Hunter Mill)	<a href="#"><u>SEKAS HOMES, LTD</u></a> – Appl(s). to rezone from I-5, PRC, and R-E to PDH-12 to permit residential development with an overall density of 9.56 dwelling units per acre (du/ac) and approval of the final development plan. Located in the NE quadrant of the intersection of Sunrise Valley Dr. and Roland Clarke Pl., on approx. 4.60 ac. of land. Comp. Plan Rec: Office or Residential 30 du/ac. Tax Map 17-4 ((14)) 1B1 and 2. (Concurrent with DPA – HM-117).	L. Arseneau	<b>D/O TO 6/16/16</b> (P/H from 5/5/16)
<a href="#"><u>DPA-HM-117</u></a> (Hunter Mill)	<a href="#"><u>SEKAS HOMES, LTD</u></a> – Appl. to permit an amendment of the Development Plan for RZ B-846 to permit deletion of land area. Located on the E. side of Roland Clarke Pl., 400 ft. N. of its intersection with Sunrise Valley Dr., on approx. 22,834 sq. ft. of land zoned PRC. Comp. Plan Rec: RPC. Tax Map 17-4 ((14)) 1B1. (Concurrent with RZ/FDP 2015-HM-012).	L. Arseneau	<b>D/O TO 6/16/16</b> (P/H from 5/5/16)
<a href="#"><u>Z.O. Amendment PDC/PRM</u></a>	Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) In the Planned Development Commercial (PDC) District, delete the maximum Floor Area Ratio (FAR) of 1.5 and the enumerated criteria for increases up to a maximum 2.5 FAR, and establish a maximum 2.5 FAR, except that in the PDC District and the Planned Residential Mixed Use (PRM) District, <b>OPTION 1</b> - permit up to a maximum 5.0 FAR when the property is located in a Transit Station Area (TSA), Commercial Revitalization District (CRD) or Community Business Center (CBC) [map of areas included in staff report] when in furtherance of the purpose and intent of the district and the comprehensive plan or <b>OPTION 2</b> – permit up to a maximum 5.0 FAR for property located in a TSA and up to a	D. Pesto	<b>D/O TO 6/15/16</b> (P/H from 5/25/16)

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Thursday, May 26, 2016

Posted: 5/26/16  
Revised: 5/27/16

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

minimum 4.0 FAR for property located in a CRD or CBC, and in both cases when in furtherance of the purpose and intent of the district and the comprehensive plan.

(2) In the PDC and PRM Districts, add commercial recreation restaurants as a secondary use and allow vehicle sales and ancillary service establishments as a secondary use (in addition to vehicle rental, currently permitted), limited to indoor facilities only with no outside display or storage of vehicles and only when shown on an approved final development plan. In the PDC District, delete pre-construction Health Department review of kennels and veterinary hospitals, allow fast food restaurants with no drive-through facilities to locate in a residential building subject to final development plan approval; as an OPTION for consideration, increase the amount of gross floor area (GFA) for all secondary uses other than dwellings from 25% of the principal uses to 50% and eliminate the provision limiting fast food restaurants to 15% of GFA of the structure in which located; and change the references to “housing for the elderly” to independent living facilities and medical care facilities, limited to assisted living facilities and/or nursing facilities. In the PRM District, add kennels and veterinary hospitals as secondary uses, limited to indoor facilities only.

(3) Require the inclusion of cellar space in the calculation of GFA (thus, in the calculation of FAR) for any rezoning to the PDC or PRM Districts approved after the date of this amendment and clarify the exclusions from GFA for cellar space used for loading, storage and other uses that are accessory to the principal use of the building, mechanical equipment and an unmanned datacenter or other similar telecommunications or electronic equipment. In the Planned Development Tysons Corner Urban District (PTC), clarify the exclusion of cellar space used for loading or unmanned telecommunication, mechanical or electronic equipment.

(4) Clarify that the Board may approve parking reduction and/or parking relocation requests in the PDC and PRM Districts, pursuant to Article 11, as part of a rezoning or special exception application; clarify the current provisions of Article 11 for Board approval of parking reductions based on proximity to alternative means of public transportation, including a mass transit station, a designated TSA, a transportation facility (streetcar, bus rapid transit or express bus service) or a high frequency served bus stop; require that determinations regarding completion timeframe for a mass transit station or transportation facility include the funding status for the transportation project; clarify the Board’s authority to approve a parking reduction in conjunction with a rezoning to the PDC or PRM District in a CRD for mixed use developments that include residential and non-residential uses; allow the Board, in conjunction with a rezoning or special exception, or the Director, in conjunction with a site plan, to approve, with appropriate time limitations, a temporary reduction and/or relocation of the minimum required off-street parking for redevelopment of an existing property that includes the retention of some uses/structures and the elimination of some on-site parking, subject to demonstration by the applicant that adequate measures will be taken to ensure the continuation of safe and adequate utilization of the property; and require that a substantial portion of parking in the PDC District should be in above and/or below grade parking structures.

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(5) In the PRM District, modify the Purpose and Intent section to include CBCs, Commercial Revitalization Areas (CRAs) and CRDs as appropriate locations for the district, to encourage the use of Transportation Demand Management (TDM) and to further the implementation of the comprehensive plan and require that not more than half of the minimum required open space shall be permitted above street level, unless modified by the Board.

(6) For commercial recreation restaurants, eliminate the additional standard that requires any person under 18 years of age to be accompanied by a parent or guardian.

(7) Allow the Board to modify the minimum sight distance requirements on a corner lot in conjunction with a rezoning or special exception upon a clear demonstration that such reduction maintains safe and adequate vehicular/pedestrian movements at the intersection.

(8) Allow the Board, in conjunction with a rezoning or special exception, or the Director, in conjunction with a site plan, to modify the transitional screening and barrier requirements along the Dulles International Airport Access Highway and the Dulles Toll Road.

(9) In the PDC District, modify the Purpose and Intent section to accommodate high density land uses when consistent with the comprehensive plan, to insure high standards in the mix of uses, to include unique design elements and amenities, to encourage lot consolidation and use of TDM techniques. Revise the minimum district size provisions of the PDC District to add CRAs and TSAs for determining when land may be classified to the PDC District.

(10) Specify that bulk regulations and landscaping and screening provisions of the conventional district that most closely characterizes the particular type of development under consideration shall have general applicability in a PRM and PDC District that is located in a TSA, CRD, CBC or CRA and only at the periphery of such TSA, CRD, CBC or CRA.

(11) Clarify the provisions regarding reductions of yards in TSAs, CBCs and CRAs to specify that yards and other distances from lot lines may be reduced by the Board in conjunction with a rezoning or special exception or by the Director in conjunction with a site plan, in accordance with the specified yard/distance recommended in the adopted comprehensive plan for the area.

(12) In Article 16, Development Plans, the Board can authorize a “variance” of the strict application of the strict application of specific zoning district regulations, except for maximum density or FAR provisions. The term “variance” is more typically related to an action taken by the Board of Zoning Appeals. To alleviate confusion, the amendment will change the term “variance” to “modification” in multiple locations in Article 16 and will delete the term “exception,” which is superfluous.

**FAIRFAX COUNTY PLANNING COMMISSION**

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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>SE 2015-MV-035</u> (Mount Vernon)	<u>STARBUCKS COFFEE COMPANY</u> – Appl. under Sects. 7-607 and 9-611 of the Zoning Ordinance to permit fast food restaurant with drive-thru in a highway corridor overlay district. Located at 7511 Richmond Hwy., Alexandria, 22306, on approx. 36,590 sq. ft. of land zoned C-6, CRD, and HC. Tax Map 93-3 ((2)) (1) 8A.	K. Posusney	<b>P/H TO 6/30/16</b>