

December 2017

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	5	6 View Agenda <i>Telecommunications Committee 7:00 p.m.</i>	7 View Agenda <i>Land Use Process Review Committee 7:00 p.m.</i>	8	9
10	11	12	13 No PC Meeting	14 No PC Meeting	15	16
17	18	19	20 No PC Meeting	21 No PC Meeting	22 COUNTY CLOSED	23
24	25 <i>Christmas</i>	26	27 No PC Meeting	28 No PC Meeting	29	30
31						

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
 12000 Government Center Parkway, Fairfax, VA 22035
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, December 6, 2017

Posted: 12/6/17
 Revised: 12/7/17

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

COMMITTEE MEETINGS

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

FEATURES SHOWN

FS-M17-36 – T-Mobile, 6166 Leesburg Pike, Falls Church, VA 22103 (Deadline: 1/15/18)
2232-Y17-40 – T-Mobile, 3903 Fair Ridge Drive, Fairfax, VA 22033 (Deadline: 1/23/18)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2015-DR-027 Addendum 1 Addendum 2 (Dranesville)	MAHLON A. BURNETTE, III AND MARY H. BURNETTE – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 631 Walker Rd., Great Falls, 22066 on approx. 4.0 ac. of land zoned R-E. Dranesville District. Tax Map 7-4 ((1)) 47.	B. Katai	D/O TO 1/18/18 (D/O from 10/19/17) (D/O from defer indef.) (D/O from 2/23/17) (D/O from 1/26/17) (D/O from 12/8/16) (D/O from 11/10/16) (P/H from 10/19/16) (from 9/21/16)
RZ/FDP 2016-MV-028 (Mount Vernon)	L&F WORKHOUSE, LLC – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.99 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Workhouse Rd. approx. 500 ft. E. of its intersection with Newgate Blvd. on approx. 18.56 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Tax Map 106-4 ((1)) 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 55.	W. Suder	P/H TO 1/10/18
CSP 2012-MV-007 (Mount Vernon)	CRP BELVOIR, LLC – Appl. under Sect(s). 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2012-MV-007. Located W. of Backlick Rd. approx. 120 ft. N. of its intersection with Richmond Hwy. on approx. 5.81 ac. of land zoned PRM. Tax Map 109-1 ((1)) 16A.	H. Ellis	APPROVED
RZ/FDP 2016-HM-034 (Hunter Mill)	RENAISSANCE CENTRO 1801, LLC – Appls. to rezone from C-3 to PRM to permit residential use with an overall density of 100 dwelling units per acre (du/ac) and approval of the conceptual and final development plan and modification of the minimum district size requirement. Located on the W. side of Old Reston Ave., S. side of Temporary Rd. and E. of Reston Pkwy, on approx. 1.51 ac. of land. Comp. Plan Rec: Residential Planned Community Mixed Use. Tax Map 17-2 ((1)) 20B and 20C.	M. Tsai	D/O TO 1/25/18 (from 10/26/17) (from 9/28/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, December 7, 2017

Posted: 12/7/17
Revised: 12/8/17

KEY
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D/O – Decision Only

COMMITTEE MEETINGS

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

FEATURES SHOWN

FS-M17-36 – T-Mobile, 6166 Leesburg Pike, Falls Church, VA 22103 (Deadline: 1/15/18)
2232-Y17-40 – T-Mobile, 3903 Fair Ridge Drive, Fairfax, VA 22033 (Deadline: 1/23/18) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

<u>PRC C-378</u> (Hunter Mill)	<u>KENSINGTON SENIOR DEVELOPMENT, LLC</u> – Appl. to approve the PRC plan associated with RZ –C-378 to permit a medical care facility (assisted living). Located at 11501 Sunrise Valley Dr., Reston, 20191 on approx. 1.8 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community- Retail and Public Facilities. Tax Map 17-4 ((17)) 1C. (Concurrent with SE 2016-HM-024).	H. Ellis	APPROVAL REC (P/H from 11/30/17) (from 9/27/17) (from 7/19/17)
<u>SE 2016-HM-024</u> (Hunter Mill)	<u>KENSINGTON SENIOR DEVELOPMENT, LLC</u> – Appl. under Sect. 6-304 of the Zoning Ordinance to permit a medical care facility (assisted living). Located at 11501 Sunrise Valley Dr., Reston, 20191 on approx. 1.8 ac. of land zoned PRC. Tax Map 17-4 ((17)) 1C. (Concurrent with PRC-C-378).	H. Ellis	APPROVAL REC (P/H from 11/30/17) (from 9/27/17) (from 7/19/17)
<u>FDPA 2011-PR-017</u> (Providence)	<u>MCLEAN PHASE II/CAL, LLC</u> – Appl. to amend the final development plans for RZ 2011-PR-017 to permit a hotel. Located on the S. side of Anderson Rd. and E. of its intersection with Chain Bridge Rd. on approx. 1.23 ac. of land zoned PTC and HC. Tax Map 30-3 ((28)) (1) 1A.	B. Katai	APPROVED (P/H from 11/30/17) (from 12/7/17)
<u>Zoning Ordinance Amendment</u> (Hart) (Countywide)	<u>ZONING ORDINANCE AMENDMENT (ARTICLES 4, 5, 6, 7, 8, 9, 10, 11, 13, 17, 20, AND APPENDICES 1 AND 7; RESTAURANTS)</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Amend Sect. 20-300 to include new definitions for restaurants, restaurants with drive-through (drive-throughs), and carryout restaurants (carryouts), and these definitions result in the following: (a) restaurants encompass uses currently deemed an eating establishment or a fast food restaurant without a drive-through; (b) drive-throughs include establishments that sell food and contain a drive-through; and (c) carryouts have up to eight seats [Option: 0-15 seats]. The amendment also clarifies definitions of quick-service food store and retail sales establishment, and replaces eating establishments with restaurants in the definitions of hotel, motel, marina, and theatre. (1) Delete the definitions of Eating Establishments and Fast Food Restaurants from Sect. 20-300 and delete all references to those terms throughout the Zoning Ordinance, and, where applicable, replace those terms with restaurants or drive-throughs, respectively. (2) Revise Commercial District Regulations to: (a) allow carryouts and restaurants as permitted uses in the C-2 through C-8 Districts (or, Option 2: require special exception approval for those uses in the C-2 District); (b) delete eating establishment and fast food	C. Bishop	ADOPTION REC (P/H from 11/30/17)

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restaurant use limitations; (c) require special exception approval of drive-throughs in the C-5 through C-8 Districts; and (d) delete Part 9 to eliminate the C-9 District and delete all references to the C-9 District throughout the Zoning Ordinance.

(3) Revise the Industrial District Regulations to allow restaurants as an accessory service use in the I-I District; allow restaurants by special exception in the I-2 through I-4 Districts; allow carryouts, restaurants, and drive-throughs by special exception in the I-5 and I-6 Districts; and replace eating establishment with restaurant in the use limitations of the I-I through I-4 Districts.

(4) Revise Planned Development District Regulations as follows: (a) PDH District: permit restaurants and carryouts as a secondary use, but allow a drive-through by special exception; (b) PDC District: permit restaurants as a principal use and allow carryouts and drive-throughs as a secondary use; (c) PRC District: permit restaurants, carryouts and drive-throughs in areas designated Neighborhood Convenience Center, Village Center, Town Center, and Convention/Conference Center; (d) PRM District: carryouts and restaurants would be a secondary use; (e) PTC District: allow restaurants, carryouts, and drive-throughs as a permitted use; replace fast food and eating establishment with restaurant, carryout, and drive-through.

(5) Revise Overlay District regulations to replace eating establishments and fast food restaurants with restaurants, carryouts, and drive-throughs in the Noise Compatibility Table. Also replace fast food with drive-throughs in the Highway Corridor Overlay District.

(6) Delete special permit requirement for restaurants in older structures in the C-3 and C-4 Districts in Articles 4 and 8.

(7) Revise Special Exception regulations to (a) allow the following uses by right or as an accessory service use: (i) restaurants and carryouts in all P and C-2 through C-8 Districts (OPTION 2: Require a special exception for restaurants and carryouts in the C-2 District); (ii) restaurants in I-I District; (iii) drive-throughs in PDC, PRC, and PTC Districts; (b) require a special exception for the following: (i) restaurants in the I-2 through I-6 Districts; (ii) carryouts in the I-5 and I-6 Districts; and (iii) drive-throughs in the PDH, C-5 through C-8, and I-5 and I-6 Districts; and (c) to update additional standards to include restaurants, drive-throughs, and carryouts; delete references to PDC District; and, in Part 6, replace fast food with drive-throughs.

(8) Revise Article 10 to replace eating establishment with restaurant, and revise Part 2 of Art. 10 to identify where restaurants and carryouts will be permitted as accessory service uses.

(9) Revise parking regulations in Section 11-104 as follows: (a) OPTION 1: Leave the parking rate as is, except that the term eating establishment is replaced with restaurant and fast food is replaced with drive-through [additional OPTION: drive-throughs could be parked at

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the restaurant rate]; or (b) OPTION 2: Create new parking rates for restaurants and drive-throughs based on gross floor area [Range: between 9-12 parking spaces per 1000 square feet of gross floor area]. Under either option, amend the following:

- (a) Add carryout to the quick-service food store parking rate;
 - (b) Within shopping centers, allow restaurants and drive-throughs that are 5000 square feet or less to park at the shopping center rate;
 - (c) Permit up to 20 outdoor seats that are not included in parking calculations for restaurant or drive-through [Option: 0 to 35 seats];
 - (d) Exclude spaces designated for curbside pickup from minimum required parking; and
 - (e) Establish a parking rate for craft beverage production establishment which is the same as the eating establishment rate.
- (10) Revise Article 13, Transitional Screening & Barrier Matrix, by replacing eating establishments with restaurants and carryouts and replacing fast food with drive-through.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 87-C-060-14/FDPA 87-C-060-09-03</u> (Hunter Mill)	<u>FAIRFAX COUNTY SCHOOL BOARD</u> – Appls.to amend the proffers, conceptual, and final development plan for a portion of RZ 87-C-060 previously approved for a Public School with ballfields to allow an expansion of the public school and other associated modifications to proffers and site design with a Floor Area Ratio (FAR) of 0.341 on the subject property and an overall 0.345 FAR on the entire school property. Located on the E. side of Thomas Jefferson Dr. approx. 300 ft. N. of Coppermine Rd. on approx. 13.87 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((1)) 41. (Concurrent with PCA/FDPA 93-H-045).	W. O’Donnell	P/H TO 1/18/18
<u>PCA/FDPA 93-H-045</u> (Hunter Mill)	<u>FAIRFAX COUNTY SCHOOL BOARD</u> – Appls.to amend the proffers, conceptual, and final development plan for RZ 93-H-045 previously approved for ballfields associated with a public school to allow an expansion of the public school and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.381 on the subject property and an overall 0.345 on the entire school property. Located on approx. 1.36 ac. portion of the school site (E. side of Thomas Jefferson Dr. approx. 300 ft. N. of Coppermine Rd.) on of land zoned PDH-8. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((7)) C. (Concurrent with PCA 87-C-060-14 and FDPA 87-C-060-09-03).	W. O’Donnell	P/H TO 1/18/18

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RZ/FDP 2016-MA-022 (Mason)	FEDERAL REALTY INVESTMENT TRUST – Appls. to rezone from C-6 to PDC to permit-mixed use development with an overall Floor Area Ratio (FAR) of 0.48 and approval of the conceptual and final development plan. Located in the S.W. quadrant of the intersection of Arlington Blvd. and Graham Rd. on approx. 18.16 ac. of land. Comp. Plan Rec: Mixed Residential/Community up to 0.50 FAR. Tax Map 50-3 ((1)) 5 and 5A.	M. Lynskey	P/H TO 3/1/18 (from defer indef.) (from 2/11/17)
RZ 2017-SU-025 (Sully)	JSF MANAGEMENT, LLC – Appl. to rezone from C-7, WS, SC and HC to C-8, WS, SC, and HC to permit mini-warehousing with an overall Floor Area Ratio (FAR) of 0.70. Located in the S.W. quadrant of the intersection of Sully Rd. and Lee Hwy. on approx. 3.42 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 54-4 ((1)) 72A and 72B. (Concurrent with SE 2017-SU-022).	S. Williams	P/H TO 1/11/18 (P/H from 11/30/17)
SE 2017-SU-022 (Sully)	JSF MANAGEMENT, LLC – Appl. under Sects. 4-804 and 9-618 of the Zoning Ordinance to permit mini-warehousing and an increase in Floor Area Ratio (FAR) to 0.70. Located in the S.W. quadrant of the intersection of Sully Rd. and Lee Hwy. on approx. 3.42 ac. of land zoned C-8, WS, SC and HC. Tax Map 54-4 ((1)) 72A and 72B. (Concurrent with RZ 2017-SU-025).	S. Williams	P/H TO 1/11/18 (P/H from 11/30/17)
<u>PA 2015-IV-MV4</u> (Mount Vernon)	<u>COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON TRANSIT STATION AREA, LAND UNIT D)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of <i>Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 19.5 ac. generally located south of Huntington Avenue, north of North Kings Highway and west of the Huntington Metro Station, Tax Map Parcels 83-1 ((23)) 1-364 and 83-1 ((1)) 32. The area is planned for residential use at a density of 16-20 dwelling units per acre with an option for mixed-use development at an intensity up to 3.0 floor area ratio. The amendment will consider amending the existing option for mixed-use development to increase the planned intensity to 4.0 FAR. Recommendations relating to the transportation network may also be modified.	A. Klibaner	P/H TO 1/11/18
<u>PA 2015-IV-MV5</u> (Mount Vernon)	<u>COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON TRANSIT STATION AREA, LAND UNIT G pt.)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of <i>Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 4.21 ac. generally located on the north side of Huntington Avenue at Telegraph Road [NE quadrant of intersection]; Tax Map Parcels 83-1 ((1)) 33 (2560 Huntington Ave), 83-1 ((1)) 45 (2600 Huntington Ave) and 83-1 ((1)) 45a (No address assigned), in the Mount Vernon Supervisor District. The area is planned for office use up to 0.30 FAR. The amendment will consider residential and/or office and hotel mixed-use up to 3.0 FAR and possible expansion of Transit Development Area. Recommendations relating to the transportation network may also be modified.	M. Lynskey	P/H TO 1/11/18

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PA 2017-IV-MV1
(Mount Vernon)

COMPREHENSIVE PLAN AMENDMENT (SKY VIEW DRIVE)

– 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. 0.875 ac. generally located at 8419 and 8423 Sky View Drive (Tax Map Parcels # 101-3 ((10)) 6A and 7A) in the Mount Vernon Supervisor District. The area is planned for residential use at 2-3 du/ac, with an option for residential use up to 8 du/ac. The Amendment will consider an additional option for residential use up to 13 du/ac. Recommendations relating to the transportation network may also be modified.

M. Lynskey

P/H TO 1/11/18

PFM Amendment
(Countywide)
(Sargeant)

Proposed Amendment to the Public Facilities Manual (PFM) and Engineering Standards Review Committee (ESRC) Charter to Update the ESRC's Membership - **Amend Chapter 1 (General Information) of the PFM, Section 1-0300 (Establishment of the ESRC), Section 1-0301 (ESRC Charter), by revising Paragraph 1-0301.1, to read as follows:**

T. Dhakal

ADOPTION REC

1-0300 ESTABLISHMENT OF THE ESRC

1-0301 ESRC Charter. On Dec. 11, 1963, the Board established a Continuing Review Committee to evaluate the original Policies and Guidelines for the Preparation of Subdivision and Site Plans. On March 5, 1973, the Board adopted a charter establishing the Engineering Standards Review Committee (ESRC). On Aug. 17, 1983, the charter was amended and adopted by the Board. 1-0301.1 This committee now consists of one representative from each of the following organizations:

Citizens-at-Large (three four)
Northern Virginia Regional Council of the Virginia Society of Professional Engineers Virginia Association of Surveyors (Mount Vernon Chapter)
Northern Virginia Building Industry Association
Fairfax County Federation of Citizens Associations
Fairfax County Bar Association
League of Women Voters
Northern Virginia Chapter of Heavy Construction Contractors Association
VDOT, Fairfax District (Advisory)
Associated Builders and Contractors
Northern Virginia Soil and Water Conservation District
Washington Area Council of Engineering Laboratories
National Association of Industrial and Office Parks (Effective 2-13-89)
Citizens Committee on Land-Use and Transportation (Effective 2-13-89)
Engineers & Surveyors Institute (Effective 12-13-93)
Members serve for three years and may be reappointed.