

October 2018

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 No PC Meeting	4 View Agenda	5	6
7	8 <i>Columbus Day</i> <i>County Closed</i>	9 <i>LUPR Committee</i> <i>7:30 p.m.</i> <i>zMOD Project</i> <i>Location: Board Auditorium</i>	10 No PC Meeting	11 View Agenda	12	13
14	15	16	17 No PC Meeting <i>LUPR Committee – 7:30 p.m.</i> <i>Telecom Committee – 8:30 p.m.</i> <i>Location: Board Conf. Room</i>	18 View Agenda	19	20
21	22	23	24 View Agenda	25 View Agenda	26	27
28	29	30	31 No PC Meeting			

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 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

**Thursday, October 4, 2018
Meeting Starts at 7:30 p.m.**

Posted: 9/13/18
Revised: 10/9/18

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

FEATURES SHOWN

2232-H18-8 – Sprint, 11921 Freedom Drive, Reston VA 20190 (Deadline: 10/4/18) - **CONCUR**
FS-H18-18 (T-Mobile) 230 I Pumpkin Ash Court Herndon, VA 20171(Deadline: 12/31/18)

ITEMS SCHEDULED FOR DECISION ONLY

None at this Time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2017-DR-026</u> (Dranesville)	<u>BENCHMARK ASSOCIATES, LP</u> – Appls. to rezone from C-8, CRD, SC and HC to PRM, CRD, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.99, waiver of minimum district size requirement and approval of the conceptual and final development plan. Located in the W. quadrant of Old Dominion Dr. and Lowell Ave. on approx. 1.43 ac. of land. Comp. Plan Rec: Retail with an option for mixed-use. Tax Map 30-2 ((9)) 73.	Bob Katai	APPROVAL REC (from 7/26/18) (from 6/28/18) (from 5/24/18) (from 4/18/18) (from 6/14/18)
<u>RZ/FDP 2018-HM-004</u> (Hunter Mill)	<u>AG-ARC RESTON 1 OWNER LLC, AG-ARC RESTON 2 OWNER LLC, AG-ARC RESTON 3 OWNER, LLC</u> – Appls. to rezone from I-4 to PRM to permit residential development with an overall intensity of 0.93 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located on the S.W. corner of Reston Pkwy. and Sunrise Valley Dr. on approx. 4.31 ac. of land. Comp. Plan Rec: Office. Tax Map 17-3 ((8)) (4) 1, (pt.) 2 (pt.), 3 (pt.) and 17-3 ((1)) 26 (pt.). (Concurrent with SE 2018-HM-002).	Mary Ann Tsai	D/O TO 10/18/18
<u>SE 2018-HM-002</u> (Hunter Mill)	<u>AG-ARC RESTON 1 OWNER LLC, AG-ARC RESTON 2 OWNER LLC, AG-ARC RESTON 3 OWNER, LLC</u> – Appl. under Sect. 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 0.5 up to a maximum of 0.7. Located on the S.W. corner of Reston Pkwy. and Sunrise Valley Dr. on approx. 9.90 ac. of land zoned I-4. Tax Map 17-3 ((8)) (4) 1 (pt.), 2 (pt.), 3 (pt.) and 17-3 ((1)) 26 (pt.). (Concurrent with RZ/FDP 2018-HM-004).	Mary Ann Tsai	D/O TO 10/18/18
<u>PCA-A-502-03/DPA-A-502-09</u> (Hunter Mill)	<u>NEW LAKE ANNE HOUSE, LP</u> – Appls. to amend the proffers, conceptual and development plans for RZ -A-502 previously approved for senior housing to permit an independent living facility and single family attached units and associated modifications to proffers and site design at a density of 46.3 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Baron Cameron Ave. and Village Rd. on approx. 5.96 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((1)) 2 and 3. (Concurrent with PRC-A-502-05).	Mary Ann Tsai	APPROVAL REC (from 7/19/18)
<u>PRC-A-502-05</u> (Hunter Mill)	<u>NEW LAKE ANNE HOUSE, LP</u> – Appl. to approve the PRC plan associated with RZ-A-502 to permit residential development. Located in the S.W. quadrant of the intersection of Baron Cameron Ave. and Village Rd. on approx. 5.96 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((1)) 2 and 3. (Concurrent with PCA-A-502-03 and DPA-A-502-09).	Mary Ann Tsai	APPROVAL REC (from 7/19/18)

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RZ 2018-MV-012
(Mount Vernon)

FAIRFAX COUNTY DPWES CAP BDCD – Appl. to rezone from R-2, R-20 and HC to R-20 and HC to permit a public use with an overall Floor Area Ratio (FAR) of 0.39. Located on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29.

Jay Rodenbeck **P/H TO 10/11/18**

SE 2018-MV-004
(Mount Vernon)

GOBI GOPINATH – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of general education with a total enrollment of up to ~24 students. Located at 8728 Lukens Ln., Alexandria, 22309 on approx. 1.42 ac. of land zoned R-2 and HC. Tax Map 110-1 ((1)) 44.

Jay Rodenbeck **P/H to 11/1/18**

**FAIRFAX COUNTY PLANNING COMMISSION
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**Thursday, October 11, 2018
Meeting Starts at 7:30 p.m.**

Posted: 9/13/18
Revised: 10/12/18

KEY
P/H – Public Hearing
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FEATURE SHOWN

FS-P18-27 – Sprint, 8150 Leesburg Pike Vienna, VA 22182 (Deadline: 11/2/18) - **CONCUR**
FS-H18-18 - T-Mobile, 230 I Pumpkin Ash Court Herndon, VA 20171 (Deadline: 12/31/18)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-HM-024</u> (Hunter Mill)	<u>JBG/1831 WIEHLE, LLC & EYA DEVELOPMENT, LLC</u> – Appls. to rezone from I-4 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of the conceptual and final development plan. Located in the N. side of Dulles Toll Rd., E. side of Wiehle Ave., S. side of Sunset Hills Rd. and W. side of Michael Faraday Dr. on approx. 17.50 ac. of land. Comp. Plan Rec: Transit Station mixed use and Residential mixed use. Tax Map 17-4 ((18)) 1A, 1B, 2B and 3.	Mary Ann Tsai	D/O TO 11/1/18 (D/O from 9/27/18) (P/H from 9/13/18) (from 7/26/18) (from 6/14/18) (from 5/17/18) (from 3/22/18) (from 2/15/18) (from 1/11/17) (from 12/6/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SEA 97-Y-050</u> (Sully)	<u>ARLINGTON FAIRFAX CHAPTER INC. OF THE IZAAK WALTON LEAGUE OF AMERICA</u> – Appl. under Sects. 3-204 and 9-301 of the Zoning Ordinance to amend SE 97-Y-050 previously approved for a private club and public benefit associations, to add land area and to modify site design and development conditions. Located at 14620 and 14708 Mount Olive Rd., Centerville, 20122 on approx. 110.56 ac. of land zoned R-C, R-2 and WS. Tax Map 64-2 ((1)) 20 and 65-1 ((1)) 25B.	Z. Fountain	APPROVAL REC
<u>PRC B-846-05</u> (Hunter Mill)	<u>WOODFIELD ACQUISITIONS, LLC</u> – Appl. to amend the PRC plan associated with RZ-B-846 to permit high density residential development on a portion of the site with existing office to remain at a density of 46.9 du/ac. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with PCA-B-846-04 and DPA-HM-117-03).	Mary Ann Tsai	D/O TO 11/1/18 (from 7/26/18)
<u>PCA B-846-04</u> (Hunter Mill)	<u>WOODFIELD ACQUISITIONS, LLC</u> – Appl. to amend the proffers for RZ-B-846 previously approved for office to permit residential development on a portion of the site with the existing office to remain and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.30. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with DPA-HM-117-03 and PRC-B-846-05).	Mary Ann Tsai	D/O TO 11/1/18 (from 7/26/18)

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DPA HM-117-03
(Hunter Mill)

WOODFIELD ACQUISITIONS, LLC – Appl. to permit the third amendment of the Development Plan for DP-117 to permit residential development on a portion of the site and office to remain with an overall Floor Area Ratio (FAR) of 1.30 and associated modifications to site design. Located on the S. side of Dulles Airport Access and Toll Rd. at the terminus of Roland Clarke Pl. approx. 336 ft. N. of its intersection with Sunrise Valley Dr. on approx. 6.56 ac. of land zoned PRC. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((14)) (1A) 2 and 3. (Concurrent with PCA-B-846-04 and PRC-B-846-05).

Mary Ann Tsai **D/O TO 11/1/18**
(from 7/26/18)

RZ 2018-LE-014
(Lee)

THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – Appl. to rezone from R-1, C-5 and HC to C-5 and HC to permit office use and a waiver of minimum lot size requirements. Located on the S. side of Grovedale Dr., approx. 500 ft. from its intersection with Beulah St. on approx. 43,554 sq. ft. of land. Comp. Plan Rec: Office. Lee District. Tax Map 81-3 ((5)) 10A.

Daniel Creed **APPROVAL REC**
(from 7/19/18)

RZ 2018-MV-012
(Mount Vernon)

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BDCD – Appl. to rezone from R-2, R-20 and HC to R-20 and HC to permit a public use with an overall Floor Area Ratio (FAR) of 0.39. Located on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29. (Concurrent with 2232-V18-1)

Jay Rodenbeck **P/H TO 11/15/18**
(from 10/4/18)

2232-V18-1
(Mount Vernon)

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BDCD – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a public use on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29. (Concurrent with RZ 2018-MV-012).

Jay Rodenbeck **P/H TO 11/15/18**
(from 10/4/18)

Subdivision Ordinance
(Dransville)

STREET WAIVER FOR 1016 UNION CHURCH

John Friedman **D/O TO 10/18/18**
(from 9/20/18)

RZ 2018-MV-007
(Mount Vernon)

LAFAYETTE BUILDING, LLC – Appl. to rezone from C-2 to C-5 to permit commercial uses, waiver of minimum lot size, width, setback and increase in office percentage in accordance with Sects. 9-515 and 9-610 of the Zoning Ordinance with an overall Floor Area Ratio (FAR) of 0.27. Located on the N.W. corner of the intersection of Lafayette Dr. and Fort Hunt Rd. on approx. 20,322 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 102-2 ((2)) (1) 605 and 606.

Jay Rodenbeck **D/O TO 10/25/18**
(from 9/27/18)
(from 7/19/18)

SE 2017-PR-011
(Providence)

MARTIN-LEPPERT-SIPES POST 9274, VFW & A/K/A FALLS CHURCH VFW CLUB & FRAT. ORDER OF POLICE NOVA LODGE 35, INC. – Appl. under Sects. 3-404, 4-304 and 9-301 of the Zoning Ordinance to permit a private club/public benefit association. Located at 7118 Shreve Rd. and 2343 Chestnut St., Falls Church, 22043 on approx. 1.03 ac. of land zoned R-4, C-3 and

Jay Rodenbeck **D/O TO 11/1/18**
(from 9/27/18)
(from 7/19/18)
(from 3/22/18)
(from 2/15/18)
(from 1/24/18)
(from 10/26/17)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

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HC. Tax Map 40-3 ((1)) 107A and 114.

RZ 2017-DR-028
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to rezone from I-4 to PDC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.70. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr. and Dulles Technology Dr. on approx. 33.65 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 34B and 16-3 ((1)) 4D, 32D and 40. (Concurrent with PCA 79-C-037-08, PCA-C-696-12, FDPA-C-696-05 and FDP 2017-DR-028).

Sharon
Williams

P/H TO 11/1/18
(from 7/12/18)
(from 3/22/18)

PCA 79-C-037-08
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to amend the proffers for RZ 79-C-037 previously approved for industrial uses to permit deletion of land area associated with RZ 79-C-037. Located in the S.W. quadrant of the intersection of Sunrise Valley Dr. and Dulles Technology Dr. on approx. 33.65 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 34B and 16-3 ((1)) 4D, 32D and 40. (Concurrent with RZ 2017-DR-028, PCA-C-696-12, FDPA-C-696-05 and FDP 2017-DR-028).

Sharon
Williams

P/H TO 11/1/18
(from 7/12/18)
(from 3/22/18)

PCA C-696-12/
FDPA C-696-05
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appls. to amend the proffers, conceptual, and final development plan for RZ C-696 previously approved for commercial development to permit construction of a roadway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.00. Located S.E. of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 11.72 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 3B. (Concurrent with RZ 2017-DR-028, PCA 79-C-037-08 and FDP 2017-DR-028).

Sharon
Williams

P/H TO 11/1/18
(from 7/12/18)
(from 3/22/18)

FDP 2017-DR-028
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to approve the final development plan for RZ 2017-DR-028 to permit mixed-use. Located on the W. side of Dulles Technology Dr. S. side of Sunrise Valley Dr. on approx. 12.73 ac. of land zoned PDC. Tax Map 15-4 ((1)) 34B, 16-3 ((1)) 4D, 32D and 40. (Concurrent with RZ 2017-DR-028, PCA-C-696-12, PCA 79-C-037-08 and FDPA-C-696-05).

Sharon
Williams

P/H TO 11/1/18
(from 7/12/18)
(from 3/22/18)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 18, 2018

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Revised: 10/19/18

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FEATURE SHOWN

2232-H18-14 - AT&T 10780 Parkridge Boulevard Reston, VA 21076 (Deadline: 11/18/18) - **CONCUR**

2232-M18-12 - Fairfax County Park Authority, Planning and Development Division Bren Mar Park 5415 Colliers Lane, Alexandria, VA 22312 (Deadline: 11/30/18)

FS-H18-18 - T-Mobile, 2301 Pumpkin Ash Court Herndon, VA 20171 (Deadline: 12/31/18) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2018-HM-004</u> (Hunter Mill)	<u>AG-ARC RESTON 1 OWNER LLC, AG-ARC RESTON 2 OWNER LLC, AG-ARC RESTON 3 OWNER, LLC</u> – Appls. to rezone from I-4 to PRM to permit residential development with an overall intensity of 0.93 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located on the S.W. corner of Reston Pkwy. and Sunrise Valley Dr. on approx. 4.31 ac. of land. Comp. Plan Rec: Office. Tax Map 17-3 ((8)) (4) 1, (pt.) 2 (pt.), 3 (pt.) and 17-3 ((1)) 26 (pt.). (Concurrent with SE 2018-HM-002).	Mary Ann Tsai	APPROVAL REC (P/H from 10/4/18)
<u>SE 2018-HM-002</u> (Hunter Mill)	<u>AG-ARC RESTON 1 OWNER LLC, AG-ARC RESTON 2 OWNER LLC, AG-ARC RESTON 3 OWNER, LLC</u> – Appl. under Sect. 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 0.5 up to a maximum of 0.7. Located on the S.W. corner of Reston Pkwy. and Sunrise Valley Dr. on approx. 9.90 ac. of land zoned I-4. Tax Map 17-3 ((8)) (4) 1 (pt.), 2 (pt.), 3 (pt.) and 17-3 ((1)) 26 (pt.). (Concurrent with RZ/FDP 2018-HM-004).	Mary Ann Tsai	APPROVAL REC (P/H from 10/4/18)
<u>Subdivision Ordinance</u> (Dranesville)	<u>STREET WAIVER FOR 1016 UNION CHURCH</u>	John Friedman	APPROVAL REC (P/H from 10/11/18) (from 9/20/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSPA 2010-PR-021</u> (Providence)	<u>CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION</u> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2010-PR-021 to permit sign modifications. Located on the E. side of Capital Beltway, N. side of Dolley Madison Blvd. and S.W. side of Scotts Crossing Rd. on approx. 24.56 ac. of land zoned PTC and HC. Tax Map 29-4 ((5)) A2.	Stephen Gardner	D/O TO 10/25/18 (from 9/13/18)
<u>PCA 84-P-007-04/ FDPA 84-P-007-05</u> (Springfield)	<u>CENTERPOINTE (FAIRFAX) HOLDINGS, LLC</u> – Appls. to amend the proffers, conceptual and final development plan for RZ 84-P-007 previously approved for office use to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.54. Located on the N. and W. side of Legato Rd. and E. side of West Ox Rd. on approx. 6.55 ac. of land zoned PDC, WS and HC. Comp. Plan Rec: Office. Tax Map 46-3 ((1)) 41B and 41C.	Jay Rodenbeck	APPROVAL REC

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PFM Amendment
(Countywide)

FLEX PROJECT UPDATES RELATED TO THE FAIRFAX FIRST INITIATIVE

Proposed amendments to Chapter 101 (Subdivision Provisions) and Chapter 122 (Tree Conservation Ordinance) of The Code of the County of Fairfax, Virginia (Code) and to the Public Facilities Manual (PFM) related to the PFM "Flex Project". These amendments are part of the Fairfax First Initiative to improve the speed, consistency and predictability of the County's land development review process.

Technical amendments are being proposed to simplify the data collection process for as-built drawings; revise the rating tools used to determine the viability of financial institutions; remove the outdated cut sheet requirements and the code reference table; add a streamlined certification process for in-ground pools, in lieu of a soils report; update the exploration requirements for buildings less than 5,000 square feet; revise the factor of safety for slope stability in problem soil areas; eliminate curvilinear pipe design requirements; revise outfall requirements in floodplains; update requirements for stabilizing ground cover; remove the "Street Functional Classification" section; clarify clear zone requirements throughout the street lights section; update and relocate tot lot requirements; define aerial access requirements for high rise buildings; clarify hydrant requirements for fee simple townhouses; accommodate emergency access for rooftop, indoor and courtyard pools; introduce soil volume guidelines; add guidance on tree condition assessments; and increase flexibility for counting tree canopy.

Non-technical amendments are being proposed to replace the term "shall," throughout the PFM, based on terms in the updated Interpretations section of Chapter 1; increase interactivity by revising the formatting of the PFM with an indented alphanumeric outline, leveling, and hyperlinks to internal and external references; increase adaptability by amending the Interpretations section of Chapter 1 to include the term "should" and allowing the Director of LDS to maintain the PFM; and increase clarity by removing outdated and extraneous text, updating administrative items in the plates and tables, updating acronyms, and relocating the entire Chapter 13 into Chapter 1. The proposed amendments to the Code will align with the PFM amendments and update referenced PFM sections.

Don
Lacquement

D/O TO 10/25/18

PA 2017-III-P1
(Braddock)

COMPREHENSIVE PLAN AMENDMENT (NOVA TRAINING CENTER SITE AND STATE POLICE SITE) –

To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. PA 2017-III-P1 concerns approx. 95 acres located at 9911 and 9801 Braddock Road (Tax Map # 69-1 ((1)) 34 and 69-1((1))34A), located in the Braddock Supervisor District. The area is planned for public facilities, governmental and institutional use with a portion of the western edge of the subject property planned for public parks. From a broad range of potential land uses authorized by the Board of Supervisors for consideration, the Plan amendment was narrowed to consider residential uses up to 2-3 dwelling units per acre, public park uses and a continuing care facility at an intensity up to 0.60 FAR with a mix of independent and assisted accommodation units. Recommendations relating to the transportation network may also be modified.

Roger Dindyal

D/O TO 10/25/18

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[Z. O. Amendment](#)
[Wireless](#)
[Communications](#)
[Infrastructure](#)

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on September 20, 2018 at 7:30 p.m. in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

Lorrie Kirst

WITHDRAWN BY
BOS ON 10/16/18
(from 9/20/18)

- (1) Amend Sect. 20-300 to add new definitions of co-locate, existing structure, new structure, project, wireless facility and wireless support structure that are consistent with § 15.2-2316.3 of the *Code of Virginia*; delete the mobile and land based telecommunication facility definition; and revise the mobile and land based telecommunication hub site, telecommunication facility, and small cell facility definitions by replacing references to mobile and land based telecommunication facilities with references to wireless facilities.
- (2) Revise Sect. 2-514 to:
 - a) Delete Par. 1 pertaining to structure or rooftop mounted antennas and delete Par. 2 pertaining to antennas mounted on utility poles or light poles.
 - b) Add new Par. 1 that requires Zoning Administrator approval of an administrative review-eligible project (AREP), as defined in Virginia Code § 15.2-2316.3, to include (i) certain new structures that do not exceed 50 feet in height and (ii) co-location on existing structures of non-small cell facilities, subject to limitations. [Option –allow co-locations on certain replacement structures].
 - c) Add new Par. 1A to include new structure limitations. Specifically:
 - i) New structures may not exceed 50 feet in height, provided that such structures with attached wireless facilities may not extend more than 10 feet above the tallest existing utility pole within 500 feet of the new structure within the same public right-of-way (ROW) or within the existing line of utility poles and may not be located within any Historic District.
 - ii) Poles must be designed to support small cell facilities and be constructed of materials and colors that closely replicate or match existing utility poles within the same ROW or line of poles.
 - iii) Associated equipment, wires, cables and conduits mounted on the new structure must be designed to minimize visual impact through the use of matching materials or colors, by minimizing the distance these facilities may extend from the pole, and by requiring any cables or wires to be completely enclosed within a cabinet or structure.
 - iv) Property owner consent must be provided.
 - v) New structures are subject to the undergrounding

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restriction in Par. f below. [Option – eliminate this provision if the undergrounding restriction is not adopted].

- vi) A minimum distance of 300 feet [*Option - any distance from 200 to 500 feet*] must be provided between the new structure and other wireless support structures and associated wireless facilities, except where this requirement would result in a prohibition on the provision of personal wireless service.
- d) Add new Par. 1B to include co-location limitations. Specifically:
- i) Antennas and associated mounting must be fully enclosed, flush mounted, or fully screened.
 - ii) Equipment cabinets must be fully enclosed in an existing structure or designed to match or blend with the structure on which it is located.
 - iii) Each carrier is limited to one ground mounted equipment cabinet.
 - iv) Co-location may occur on a replacement utility pole or light pole, provided that the replacement pole is located within a 6 foot perimeter of the existing pole, and the replacement pole must meet maximum height and diameter limitations. [Option – the provisions allowing co-locations on replacement poles may be eliminated].
 - iv) Consent from the existing structure owner must be provided.
- e) Add new Par. 1C which limits ground mounted equipment associated with an AREP to a maximum height of 12 feet or 500 square feet in gross floor area; requires a minimum distance of 10 feet from all lot lines or street right-of-way lines; and requires the equipment to be screened. Equipment located within an existing structure, or equipment designed to be a bench, mailbox or other structure exempt from the minimum yard requirements under Par. 2 of Sect. 2-104, is not subject to the provisions of this paragraph.
- f) Add new Par. 1D to allow the Zoning Administrator to disapprove an application for a new structure if proposed to be located in an area where the Comprehensive Plan encourages public utilities to be placed underground and (a) the Comprehensive Plan objective pre-existed at least 3 months prior to the submission of the application; (b) co-location on existing structures in that area is still allowed; (c) replacement structures are still allowed; (d) disapproval does not unreasonably discriminate or prohibit the provision of personal wireless service; and (e) any new structure may not have above-ground wiring or cables connecting to electricity or facilities on other structures.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 18, 2018

Meeting Starts at 7:30 p.m.

Posted: 9/13/18
Revised: 10/19/18

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

[Option –the Board may adopt text making the Zoning Administrator’s disapproval of such an application mandatory or eliminate this new Par. 1D in its entirety].

- g) Revise Par. 2 to allow wireless telecommunication hub sites to locate in all C Districts, I-1 through I-6 Districts, commercial areas of P districts, and in all R district on lots that are vacant, open space, or are not residentially developed.
 - h) Add new Par. 4 to clarify that new structures that are not AREPs are Standard Process Projects under § 15.2-2316.3 and require special exception approval by the Board.
 - i) Add new Par. 5 to prohibit commercial advertising on wireless facilities.
 - j) Add new Par. 6 to limit lighting on wireless facilities that are up to 100 feet in height to light poles or when required by the State or County. When wireless facilities are greater than 100 feet in height, a steady red marker light must be installed unless waived by the Zoning Administrator after coordination with the Police Department.
 - k) Add new Par. 7 to specify that all applications involving wireless facilities, including small cell facilities, standard process projects, AREPs, and eligible facility requests under the Spectrum Act that are electronically submitted outside of business hours will be deemed to be received on the next business day.
- (3) Amend Sect. 2-519 to clarify that the installation of a small cell facility on a new structure approved by the Zoning Administrator under Par. 1A of Sect. 2-514 is also subject to approval by the Zoning Administrator of a small cell facility permit.
 - (4) Revise Sect. 9-105 to clarify that wireless facilities that do not meet the provisions of Sect. 2-514 or 2-519 are Standard Process Projects under § 15.2-2316.3 requiring special exception (SE) approval by the Board, and any wireless facilities that are clearly depicted on the SE plat and approved as part of the SE would not be subject to a separate small cell facility permit or an AREP that would otherwise be required.
 - (5) Revise Sect. 18-106 to (a) add a new AREP permit fee of \$500 and a Standard Process Fee of \$6200 *[Option - any Standard Process Project application fee up to \$16,375]*; (b) clarify that Category 1 SE uses that are standard process projects under §15.2-2316.3 are subject to the Standard Process Project application fee; and (c) clarify that public facilities requiring review under § 15.2-2232 of the Code of Virginia are subject only to the AREP or Standard Process fee listed above.
 - (6) Replace all references to mobile and land based telecommunication facilities with references to wireless facilities in Articles 2, 3, 4, 5, 9 and 20.
 - (7) Amend Sect. 2-501 to allow AREPs to locate on the same lot with a dwelling unit.

**FAIRFAX COUNTY PLANNING COMMISSION
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- (8) Revise Par. 3 of Sect. 7-204 to allow the Zoning Administrator to consider the recommendations of the Architectural Review Board (ARB) in making final decisions on small cell facility permits when the application site is located within an historic district, provided that the ARB recommendation is made within the initial 60 days or an extended 30-day period from the filing of a complete application.

PCA 2002-LE-005
(Lee)

ALWADI, LLC – Appl. to amend the proffers for RZ 2002-LE-005 previously approved for commercial development to permit a shopping center and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.18. Located on the N. side of Richmond Hwy. approx. 500 ft. E. of Martha St. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Comp. Plan Rec: Mixed Use. Tax Map 101-4 ((1)) 11A and 12.

Harold Ellis

P/H TO 11/29/18

*(from 7/12/18)
(from 6/14/18)
(from 6/13/18)
(from 4/19/18)
(from 3/15/18)*

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, October 24, 2018

Meeting Starts at 7:30 p.m.

Posted: 10/24/18
Revised: 10/25/18

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

FEATURE SHOWN

2232-M18-12 - Fairfax County Park Authority, Planning and Development Division Bren Mar Park 5415 Colliers Lane, Alexandria, VA 22312 (Deadline: 11/30/18)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PA 2018-IV-MV2 Addendum <i>(Mount Vernon)</i> Transcript of Previous Public Hearing	<u>8800 RICHMOND HIGHWAY</u> – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2018-IV-MV2 concerns approx. eight ac. generally located at 8800 Richmond Highway (Tax map parcels 109-2 ((1)) 18C, 19 and 20) in the Mount Vernon Supervisor District. The area is planned for private open space. The Board authorization requests that staff consider residential use at a density up to 8 dwelling units per acre and the ability for development to achieve parcel consolidation and conform to Policy Plan guidance on Environmental Quality Corridors (EQCs). The authorization also identifies the need for proposed development to be consistent with the VDOT Richmond Highway Corridor Improvements Project. Recommendations relating to the transportation network may also be modified. PA 2018-IV-MV2 is concurrently under review with Rezoning and Final Development Plan application RZ/FDP 2016-MV-018 and Special Exception application SE 2016-MV-016.	Jennifer Garcia	DEFER P/H TO INDEFINITE DATE

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 25, 2018

Meeting Starts at 7:30 p.m.

Posted: 9/13/18
Revised: 10/26/18

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

FEATURE SHOWN

2232-M18-12 - Fairfax County Park Authority, Planning and Development Division Bren Mar Park 5415 Colliers Lane, Alexandria, VA 22312 (Deadline: 11/30/18)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2018-MV-007</u> (Mount Vernon)	<u>LAFAYETTE BUILDING, LLC</u> – Appl. to rezone from C-2 to C-5 to permit commercial uses, waiver of minimum lot size, width, setback and increase in office percentage in accordance with Sects. 9-515 and 9-610 of the Zoning Ordinance with an overall Floor Area Ratio (FAR) of 0.27. Located on the N.W. corner of the intersection of Lafayette Dr. and Fort Hunt Rd. on approx. 20,322 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 102-2 ((2)) (1) 605 and 606.	Jay Rodenbeck	DENIAL REC (P/H from 10/11/18) (from 9/27/18) (from 7/19/18)
<u>CSPA 2010-PR-021</u> (Providence)	<u>CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION</u> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2010-PR-021 to permit sign modifications. Located on the E. side of Capital Beltway, N. side of Dolley Madison Blvd. and S.W. side of Scotts Crossing Rd. on approx. 24.56 ac. of land zoned PTC and HC. Tax Map 29-4 ((5)) A2.	Stephen Gardner	D/O TO 11/1/18 (P/H from 10/18/18) (from 9/13/18)
<u>PFM Amendment</u> (Countywide)	<u>FLEX PROJECT UPDATES RELATED TO THE FAIRFAX FIRST INITIATIVE</u> Proposed amendments to Chapter 101 (Subdivision Provisions) and Chapter 122 (Tree Conservation Ordinance) of The Code of the County of Fairfax, Virginia (Code) and to the Public Facilities Manual (PFM) related to the PFM "Flex Project". These amendments are part of the Fairfax First Initiative to improve the speed, consistency and predictability of the County's land development review process. Technical amendments are being proposed to simplify the data collection process for as-built drawings; revise the rating tools used to determine the viability of financial institutions; remove the outdated cut sheet requirements and the code reference table; add a streamlined certification process for in-ground pools, in lieu of a soils report; update the exploration requirements for buildings less than 5,000 square feet; revise the factor of safety for slope stability in problem soil areas; eliminate curvilinear pipe design requirements; revise outfall requirements in floodplains; update requirements for stabilizing ground cover; remove the "Street Functional Classification" section; clarify clear zone requirements throughout the street lights section; update and relocate tot lot requirements; define aerial access requirements for high rise buildings; clarify hydrant requirements for fee simple townhouses; accommodate emergency access for rooftop, indoor and courtyard pools; introduce soil volume guidelines; add guidance on tree condition assessments; and increase flexibility for counting tree canopy. Non-technical amendments are being proposed to replace the term "shall," throughout the PFM, based on terms in the updated Interpretations section of Chapter 1; increase interactivity by revising the formatting of the PFM with an indented alphanumeric outline, leveling, and hyperlinks to internal and external references; increase adaptability by amending the Interpretations section of Chapter 1 to include the term	Don Lacquement	ADOPTION REC (P/H from 10/18/18)

FAIRFAX COUNTY PLANNING COMMISSION

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"should" and allowing the Director of LDS to maintain the PFM; and increase clarity by removing outdated and extraneous text, updating administrative items in the plates and tables, updating acronyms, and relocating the entire Chapter 13 into Chapter 1. The proposed amendments to the Code will align with the PFM amendments and update referenced PFM sections.

PA 2017-III-P1
(Braddock)

COMPREHENSIVE PLAN AMENDMENT (NOVA TRAINING CENTER SITE AND STATE POLICE SITE) –

To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. PA 2017-III-P1 concerns approx. 95 acres located at 9911 and 9801 Braddock Road (Tax Map # 69-1 ((1)) 34 and 69-1((1))34A), located in the Braddock Supervisor District. The area is planned for public facilities, governmental and institutional use with a portion of the western edge of the subject property planned for public parks. From a broad range of potential land uses authorized by the Board of Supervisors for consideration, the Plan amendment was narrowed to consider residential uses up to 2-3 dwelling units per acre, public park uses and a continuing care facility at an intensity up to 0.60 FAR with a mix of independent and assisted accommodation units. Recommendations relating to the transportation network may also be modified.

Roger Dindyal **ADOPTION REC**
(P/H from 10/18/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PA 2018-II-F1</u> (Braddock)	<u>COMPREHENSIVE PLAN AMENDMENT (ROBERTS ROAD)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. Plan Amendment 2018-II-F1 concerns approx. 8.94 ac. generally located at the northeast quadrant of the intersection of Braddock Road and Roberts Road, (Tax map # 68-2 ((1)) 21-25) in the Braddock Supervisor District. The area is planned for residential use at a density of 1-2 dwelling units per acre. The amendment will consider residential use up to 6 dwelling units per acre. PA 2018-II-F1 is associated with Rezoning application RZ 2017-BR-030, which has been indefinitely deferred, pending processing of the Plan Amendment.	Jonathan Buono	D/O TO 11/1/18
<u>SEA 2006-LE-030 Addendum</u> (Lee)	<u>PMIG 1009, LLC</u> – Appl. under Sects. 4-604, 7-607 and 9-505 of the Zoning Ordinance to amend SE 2006-LE-030 previously approved for a service station, mini-mart and car wash, to permit a service station, quick-service food store, and car wash in a Highway Corridor Overlay District. Located at 5500 Franconia Rd., Alexandria, 22310 on approx. 31,776 sq. ft. of land zoned C-6 and HC. Tax Map 81-4 ((1)) 71C.	Kelly Posusney	D/O TO 11/1/18 (from 9/27/18)

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Z.O Amendment
(Countywide)
(Cortina)

EDITORIAL AND MINOR REVISIONS

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

- 1) Delete "oriel" from the list of permitted extensions into minimum required yards as the term is outdated and the structure is covered under "bay window."
- 2) Delete the provision regarding dogs kept on a property prior to October 11, 1977 and February 25, 1985, given that no such dogs would still be alive.
- 3) Prohibit the keeping of domestic roosters as an accessory use to a dwelling on any lot of two (2) acres or more in size to address noise-related issues in predominantly residential areas.
- 4) Revise the amount of outdoor storage and display that is permitted without a requirement for site plan approval in the C-5 through C-8 Districts and as an accessory use from 250 to 500 square feet.
- 5) Delete Temporary Mobile and Land Based Telecommunications Testing Facilities, as technology has made these facilities obsolete.
- 6) Delete the references to Chapter 30 of the Fairfax County Code and to Title 63.2, Chapter 17 of the Code of Virginia from the provisions applicable to Home Child Care Facility, Child Care Centers for Occasional Care, Child Care Center, and Nursery School.
- 7) Delete the \$100 cash escrow requirement for certain Temporary Special Permit uses, as practices have changed to eliminate the need for this escrow.
- 8) Clarify the parking requirement for private/fraternal clubs to reflect the number of people in attendance is based on the maximum number attending at any one time rather than the total club membership.
- 9) Add the Department of Code Compliance as a specific agency to assist the Zoning Administrator in the administration of the Zoning Ordinance.
- 10) Revise the Planning Commission membership requirement of being a "freeholder" to "Fairfax County landowner" as the current term is outdated.
- 11) Provide for a maximum penalty of \$2,000 for failure to remove or abate a zoning violation for any 10-day period of time succeeding the first 10-day time period after a Court-ordered timeframe for corrective action and delete all minimum fines for such infractions.
- 12) Correct an inadvertent deletion of a portion of the definition of gross floor area, add the phrase "penthouses enclosing only mechanical equipment" back to the provision.

Sarah Morgan

**ADOPTION
REC**

Z. O. Amendment
(Countywide)
(Hart)

SMALL SCALE PRODUCTIONS FACILITIES

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

- (1) Amend Sect. 20-300 to include a new definition for small-scale production establishment as an establishment where tools, equipment or machinery are used to make or grow products on a small scale, including incidental storage, retail, or wholesale sales and distribution.
- (2) Include small-scale production establishments as a permitted use in the C-3 through C-8 Districts, PDH, PDC, PRC, PRM, and 1-3 Districts; and establish appropriate use limitations which may include, but are not necessarily limited to:

Carmen
Bishop

**ADOPTION
REC**

FAIRFAX COUNTY PLANNING COMMISSION

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A. The maximum size of an individual small-scale production establishment is: 6,000 square feet of gross floor area (GFA) in the C-3, C-4, C-5, and C-6 Districts; and 10,000 square feet of GFA in the C-7, C-8, PDH, PDC, PRC, PRM, and 1-3 Districts. This maximum does not preclude the location of more than one establishment per lot. **(OPTION 2:** In the C-8 District, permit a maximum size of 6,000 square feet of GFA in the Highway Corridor (HC) Overlay District, and a maximum size of 10,000 square feet of GFA when not located in the HC Overlay District. **OPTION 3:** In the C-8 District, permit a maximum size of 6,000 square feet of GFA, with the option to increase the size up to 10,000 square feet of GFA with approval of a Special Exception (SE). This option includes adding the use limitations as additional standards in Article 9 and other incidental changes associated with making it an SE use.)

[Advertised to permit the Board to consider a maximum size between 6,000 - 10,000 square feet of gross floor area in any of the referenced districts.]

B. The use may not include the bulk storage of flammable materials for resale.

C. Storage of materials and production activities must be located within a completely enclosed structure. The emission of odor and noise must be mitigated through the provision of ventilation and soundproofing in accordance with all County and State standards.

D. A small-scale production establishment may not include heavy industrial uses as listed in Par. 13 of Sect. 9-501.

E. In the C-5, C-6, C-7, C-8, PDH, PDC, PRC, and PRM Districts, a small-scale production establishment must include accessory retail sales or another accessory component that provides direct interaction with the public. For food or beverage production, this requirement may be satisfied by an accessory carryout restaurant that is subordinate and incidental to the commercial production, and if the counter, customer waiting and seating areas do not exceed ten percent of the gross floor area of the establishment. This requirement may also be satisfied by a retail sales establishment or a restaurant or carryout restaurant that is established and parked as a separate principal use.

F In the 1-3 District, retail sales may be permitted as an accessory use, if the associated retail sales area is limited to ten percent of the gross floor area of the establishment.

G. In the C-5, C-6, C-7, C-8, PDH, PDC, PRC, and PRM Districts, off-street parking must be provided for small-scale production establishments in accordance with the requirements of Sections 11-104 and 11-105 of the Zoning Ordinance as follows:

(i) When located within a shopping center: applicable shopping center rate; or

(ii) When not located in a shopping center: rate for a manufacturing establishment, but with a minimum of one (1) space per 1000 square feet of GFA.

H. In the 1-3 District, off-street parking must be provided for small-scale production establishments in accordance with the requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance.

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Z. O. Amendment Addendum

(Countywide)
(Sargeant)

Older Adult Accommodations and Services – Continuing Care Facilities, Adult Day Health Care Centers, and Related Provisions

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **October 25, 2018** at **7:30 p.m.** in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

Donna Pesto

D/O TO 11/1/18

1. Revise Definitions section as follows: **A.** Add new definitions of **(1) ADULT DAY CARE CENTER** as a facility where four or more adults who are aged or disabled regularly receive supportive services and supervision during part of a 24-hour day. The definition also distinguishes the use from other types of facilities, including those that provide treatment or diagnosis of medical or mental health conditions, and from Assisted Living and Nursing Facility or Home; and **(2) CONTINUING CARE FACILITY** as a development under unified operation that must be developed as an integrated continuum of accommodation types and service features that allow for the ability to move between levels of support as an individual's care needs evolve. The facility must offer or provide care and services including on-site provision of meals, general housekeeping, transportation, recreation, assistance with activities of daily living, and other services integral to the personal, health, and therapeutic care of persons. **B.** Modify existing definitions below for clarity and as follows: **(1) NURSING FACILITY** to designate it as a medical care facility; **(2) INDEPENDENT LIVING FACILITY** to require on-site staff and to clarify it does not include a Continuing Care Facility (CCF) or age-restricted housing without services; **(3) MEDICAL CARE FACILITY** to define it as providing health services primarily to inpatients and including a hospital, assisted living facility, nursing facility, and other similar facilities, and to clarify that CCF and other facilities and offices are not medical care facilities; **(4) DWELLING UNIT** and **DWELLING** to exclude a CCF; **(5) CONGREGATE LIVING FACILITY** to include facilities providing in-patient detoxification services or care for more than eight mentally ill or disabled patients, and to exclude a facility providing services to non-residents; and **(6) ASSISTED LIVING FACILITY** to include facilities for memory care and clarify the accommodations and services provided. **2.** Add new Planned Continuing Care Facility District (PCC) to include the following provisions: **A.** Add purpose and intent provision to describe the district as providing for development of a CCF offering a range of accommodation choices, medical care services, and assistance with activities of daily living at varying levels depending on need; allow in areas designated in the comprehensive plan as institutional, residential, commercial or mixed use, or where otherwise specifically permitted by plan guidelines. **B.** Add regulations to allow: principal uses of a CCF and public uses; secondary uses to include certain accessory, commercial, industrial, recreation, community, institutional, quasi-public, and transportation uses; allow temporary uses with the approval of a temporary special permit and allow special exception approval for secondary uses not specifically identified on the approved final development

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plan. **C.** Add use limitations as follows: **(1)** a CCF must be on a major thoroughfare or collector street with adequate water and sewer service; **(2)** all developments must conform to the standards set forth in Part 1 of Article 16 and the objectives of Sect. 601, above; **(3)** No Non-Residential Use Permit (Non-RUP) for a secondary use will be granted until a Non-RUP for the CCF has been approved; All secondary uses, except accessory uses permitted by Article 10, must be shown on an approved final development plan prepared in accordance with the provisions of Article 16; **(4)** Development of a CCF must satisfy comprehensive plan guidelines associated with continuing care facilities addressing affordable accommodations; **(5)** When a use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 of the Zoning Ordinance will be used as a guide. For any use presented for special exception approval, if the use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment is required; **(6)** All applications for a CCF will be referred to the Health Care Advisory Board (HCAB) for its review. HCAB may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings ***(Advertised to allow the Board to require HCAB review of a PCC rezoning application or not)***; **(7)** Any kennel and veterinary hospital within a CCF must be located within a completely enclosed building and the emission of odor and noise must be mitigated in accordance with all County and State standards; **(8)** A drive-through pharmacy is permitted in association with a CCF when designed to facilitate safe and efficient on-site vehicular and pedestrian circulation. Adequate parking and stacking spaces must be provided and located to facilitate safe and convenient access; **(9)** Development of a CCF and any secondary uses must be in harmony with the guidelines of the comprehensive plan for the application property and those properties surrounding the application site. The design of the facility, location, size and height of buildings, and the nature and extent of screening, buffering and landscaping must be compatible with the surrounding neighborhood. **D.** Lot size regulations are: 5 acre minimum district size ***(Advertised to allow the Board to consider any minimum from no limit to 10 acres)***; no minimum lot area or lot width proposed. **E.** Bulk regulations are: **(1)** maximum building height of 75 feet for all developments that abut property zoned RA through R-8 or properties that are planned for residential density of not more than eight dwelling units per acre, or 100 feet for all other developments. ***(Advertised to allow the Board to consider any maximum building height up to 90 or 120 feet, respectively)***; **(2)** minimum yard requirements controlled by the standards of Part 1 of Article 16 of the Zoning Ordinance, except at peripheral boundaries where the minimum yards are 50 feet where the development abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a

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density of not more than eight dwelling units per acre or 30 feet where the development abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than eight dwelling units per acre or any commercial, office or industrial use. *(Advertised to allow the Board to consider any minimum yard requirement of up to 60 feet);* (3) proposed maximum intensity is based on the land use recommendation in the comprehensive plan for a CCF, or as modified in the following table, whichever is greater; however, maximum intensity does not include any gross floor area attributable to affordable dwelling units or workforce dwelling units constructed on-site:

Comprehensive Plan Land Use Recommendation	Comprehensive Plan Density/Intensity Recommendation (dwelling units/acre or FAR)	Maximum FAR for PCC District
Residential Use when specified in terms of Dwelling Units Per Acre (du/ac)	< 1 du/ac	0.40 FAR
	≥ 1 du/ac to ≤ 5 du/ac	0.65 FAR
	> 5 du/ac to ≤ 12 du/ac	0.80 FAR
	> 16 du/ac to ≤ 30 du/ac	1.00 FAR
	> 30 du/ac	1.25 FAR
Institutional, Office, Retail, Mixed Use, Residential, or any other use, excluding Industrial, when specified in terms of Floor Area Ratio (FAR)	All intensity recommendations specified in FAR	Plan maximum plus 25%

(Advertised to allow the Board to adopt any FAR in any of the referenced areas between 0.20 and 6.25)

(4) Cellar space is counted as gross floor area except when the space: (a) has a structural headroom of less than six feet, six inches and is specifically identified for mechanical equipment; or (b) is specifically identified for storage or other uses that are accessory to the principal uses in the building; or (c) is specifically identified as a loading space, including any associated travel way providing access to the space, as well as the loading dock utilized for the temporary loading and unloading of goods; or (d) is specifically identified to house an unmanned datacenter or other similar telecommunication or electronic equipment. F. Open space is proposed as 20 percent of the gross land area unless modified by the Board to further the intent of the Zoning Ordinance, comprehensive plan or other design guidelines endorsed by the Board, and result in a development that is harmonious with the adjacent developments, and satisfies the provisions of Article 13. *(Advertised to allow the Board to consider any minimum open space of 10-30%).*

3. Allow a Continuing Care Facility use in the PDC, PRM, PRC, and PTC Districts and establish use limitations that: A. the

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development must be in harmony with the guidelines of the comprehensive plan for the application property and those properties surrounding the application site. The design of the facility, location, size and height of buildings, and the nature and extent of screening, buffering and landscaping must be compatible with the surrounding neighborhood, and **B.** development of a CCF must satisfy the comprehensive plan guidelines associated with the CCF use addressing affordable accommodations, and **C.** all applications for a CCF will be referred to the Health Care Advisory Board for its review. The Health Care Advisory Board may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings (*Advertised to allow the Board to require HCAB review of a CCF in these districts or not*). **4.** Create a new special exception (SE) use for Adult Day Care Center (ADCC) and pursuant to authority granted by § 15.2-107 and § 15.2-2286 (A) (6) of the Code of Virginia, establish a special exception application fee ranging from \$1,100 to a maximum of \$16,375 which may be based on enrollment; add the ADCC SE use in the RE through R-MHP Districts, C-1 through C-8 Commercial Districts, and I-I through I-6 Industrial Districts; add ADCC as a secondary use in the PDH, PDC and PRM Districts and as a permitted use in the PRC and PTC Districts; establish additional standards for an ADCC as an SE to require: **A.** All uses must have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate traffic to and from the use as determined by the Director. All special exception applications must include an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the center. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to any modification and conditions the Board deems to be necessary or advisable; establish a street type requirement of Local Street for 1-60 persons*, Collector Street for 61-660 persons* and Arterial Street for more than 660 persons* *includes employees and persons receiving services at any one time; **B.** All uses must be located to readily and safely facilitate the drop-off and pick-up of all persons attending the ADCC, to include step-free access; **C.** special exception applications must identify a safe, appropriately sized, and conveniently located outdoor area for use by persons receiving day care services; **D.** applications will be referred to HCAB for its review. HCAB may submit a recommendation to the Planning Commission and Board of Supervisors at the public hearings (*Advertised to allow the Board to require HCAB review of an ADCC SE application or not*); **E.** services and facilities provided at an ADCC must be designed, located and of a scale to support those persons receiving day care services; **F.** no facility may operate until a license has been granted by the appropriate State agency; and (*Advertised to allow the Board to include licensing requirement or not*) **G.** ADCC located in the I-4 through I-6 Districts must be located in an office park and all vehicular access must be provided by way of the internal circulation system of the park. Such uses must be located within an office structure on the property and not as a freestanding building. **5.** Modify existing provisions regarding Independent Living Facilities as follows: Clarify the provisions

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, October 25, 2018

Meeting Starts at 7:30 p.m.

Posted: 9/13/18
Revised: 10/26/18

KEY
P/H – Public Hearing
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regarding occupancy of an independent living facility (ILF); require operator/manager to be responsible for monitoring and reporting compliance with occupancy criterion, as may be required by the Federal Fair Housing Act, and income level; require on-site staff and services; restructure provisions regarding the maximum density into a table; require ILFs to provide affordable dwelling units (ADU) whenever the density multiplier or the parking rate for an ILF is used with a minimum ADU requirement of 15%; allow accessory assisted living facilities and nursing facilities of not more than 15% of the total number of units in the ILF and specify that no HCAB review is required for an accessory component (*Advertised to allow the Board to adopt any limit on the accessory uses between 10-25%*); provide for an exemption of the limit on accessory assisted living facilities and nursing facilities for proffered rezoning and approved special exception applications or amendments thereto approved prior to the effective date of the amendment provided there is no increase in the number of units in the accessory component of the ILF;

6. Miscellaneous Changes: Clarify the applicability of the Affordable Dwelling Unit provisions in Independent Living Facility uses when approved as part of a rezoning (Sect. 2-802); delete Independent Living Facilities as a secondary use and add it as a principal use in the PDH District; establish a parking rate for CCF of 0.75 spaces per separate unit or bed on the development plan (*Advertised to allow the Board to adopt a parking rate of 0.50 to 1.5 and an employee parking rate of up to 0.50 spaces*); establish a parking rate for an ADCC of one space per four adults based on maximum attendance (*Advertised to allow the Board to adopt a parking rate of between 1 space per 2 adults and 1 space per 10 adults or to require a parking rate for employees of up to 0.5 spaces per shift employee.*) establish a CCF loading space rate of one space for the first 25,000 square feet and one space for each additional building of 100,000 square feet or more; insert ADCC and CCF in the transitional screening and barrier matrix; add the PCC District to the Design Standards, Conceptual Development Plan, and Final Development requirements of Article 16; add PCC to the fee schedule for rezoning and the limitations on rehearing for Classification 3; and to clarify the powers and duties of HCAB to address the new uses proposed by these changes (*Advertised to allow the Board to include HCAB review of an ADCC special exception, and/or CCF use, and/or a PCC rezoning application or not.*)

SE 2017-MV-012
(Mount Vernon)

AMERICAN TUKONG, LLC AND JNI, LLC – Appl. under Sects. 3-204, 4-802, 9-301 and 9-610 of the Zoning Ordinance to permit a private school of special education and a waiver of minimum lot size and width requirements. Located on vacant land located on the E. side of Richmond Hwy., approx. 300 ft. S. of its intersection with Fordson Rd. on approx. 38,781 sq. ft. of land zoned R-2, C-8, CRD and HC. Tax Map 102-1 ((1)) 79A and 79B.

Harold Ellis

P/H TO DEFER INDEF.

(from 10/4/18)
(from 9/13/18)
(from 7/19/18)
(from 7/12/18)
(from 4/19/18)
(from 1/25/17)
(from 1/18/18)
(from 10/12/17)