

June 2019

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
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2	3	4	5 No PC Meeting	6 No PC Meeting	7	8
9	10	11	12 View Agenda	13 No PC Meeting	14	15
16	17	18	19 View Agenda	20 View Agenda	21	22
23	24	25	26 View Agenda	27 Environment Committee 7:30 p.m. Bd. Conf Room	28	29
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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 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, June 12, 2019

Meeting Starts at 7:30 p.m.

Posted: 6/13/19
Revised: 6/13/19

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

FEATURE SHOWN

FS-V19-49 - Lorton Library, 9518 Richmond Highway, Lorton, VA 22079 (Deadline: 6/12/19) - **CONCUR**
2232-L18-33 - Fairfax County Park Authority, Franconia District Park, 6432 Bowie Drive, Springfield, VA 22150
(Deadline 8/2/19)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>2232-S18-31</u> (Springfield)	<u>DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES</u> - Appl. under Sections 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by the Fairfax County Department of Public Works and Environmental Services (DPWES) to construct a salt storage facility at Central Material Facility site, located at 5414 Ladue Lane, Fairfax, VA 22030. Tax Map Number: 67-4 ((1)) 19. Area III.	Yvonne Goh	APPROVED (P/H from 5/16/19)
<u>Z.O. Amendment</u> (Cortina) (Countywide)	<u>EDITORIAL AND MINOR REVISIONS TO ARTICLE 2, 7, 10, 16, 17, 18 AND 19</u> - An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: 1) Change the agency name from “Department of Planning and Zoning” or “DPZ” to “Department of Planning and Development” or “DPD” throughout the Ordinance, and specifically in Articles 2, 7, 16, 17, and 18. 2) Clarify that solar collection systems are an accessory use; clarify the types of items that can be for sale at a garage/yard sale as an accessory use to a dwelling and that garage/yard sales are permitted in the residential portion of P-Districts. 3) Revise the provisions addressing finality of the Board of Zoning Appeals’ decisions and its ability to reconsider its decisions. 4) Clarify the provisions related to searches and inspections, as well as permit revocations and appeals.	Sara Morgan	ADOPTION REC (P/H from 5/16/19)
<u>PRCA-B-846-02</u> (Hunter Mill)	<u>RESTON HEIGHTS RESIDENTIAL I, LLC</u> – Appl. to amend the PRC plan associated with RZ-B-846 to permit modifications to PRC plan and conditions for mixed-use development. Located on the E. side of Reston Pkwy. and W. side of Sunrise Valley Dr. on approx. 9.89 ac. of land zoned PRC. Comp. Plan Rec: Mixed Use. Tax Map 17-3 ((21)) 1A, 2B, 3A, 4A, and 5A.	William Mayland	APPROVAL REC (D/O from 5/22/19) (D/O from 5/8/16) (P/H from 5/1/19)
<u>PCA 82-P-044-02</u> (Providence)	<u>GBA ASSOCIATES LIMITED PARTNERSHIP</u> – Appl. to amend the proffers and development plan for RZ 82-P-044 previously approved for office to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.40. Located on the N. side of Arlington Blvd. and the E. side of Fairview Park Pl. on approx. 43.63 ac. of land zoned I-3. Comp. Plan Rec: Industrial and Public Parks. Tax Map 49-4 ((1)) 59A, 59B and 59C.	Kelly Atkinson	APPROVAL REC (D/O from 5/22/19) (D/O from 5/16/19) (P/H from 5/1/19) (from 6/12/19)

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<p>PCA 2011-PR-023-02/CDPA 2011-PR-023-02/FDP 2011-PR-023-05 Addendum Addendum II (Providence)</p>	<p>CITYLINE PARTNERS, LLC – Appls. to amend the proffers and conceptual development plan and to approve a final development plan for RZ 2011-PR-023, previously approved for mixed-use development to permit a continuing care facility and retail, and associated modifications to proffers and site design at an overall Floor Area Ratio (FAR) of 3.80. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr., on approx. 4.04 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 9pt. (Concurrent with PCA 2011-PR-023-03).</p>	<p>Stephen Gardner</p>	<p>APPROVAL REC (D/O from 5/22/19) (D/O from 5/16/19) (D/O from 5/8/16) (P/H from 4/24/19)</p>
<p>PCA 2011-PR-023-03 Addendum Addendum II (Providence)</p>	<p>CITYLINE PARTNERS, LLC – Appl. to amend the proffers for RZ 2011-PR-023 previously approved for mixed-use development to permit mixed-use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr. and W. of its intersection with Jones Branch Dr. on approx. 2.91 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 3A and 9pt. (Concurrent with PCA 2011-PR-023-02, CDPA 2011-PR-023-02, FDP 2011-PR-023-05).</p>	<p>Stephen Gardner</p>	<p>APPROVAL REC (D/O from 5/22/19) (D/O from 5/16/19) (D/O from 5/8/16) (P/H from 4/24/19)</p>
<p>SEA 83-V-076-02 (Mount Vernon)</p>	<p>FAIRFAX COUNTY BOARD OF SUPERVISORS – Appl. under Sect. 3-804 of the Zoning Ordinance to amend SE 83-V-076 previously approved for a public benefit association to permit site modifications and modification of development conditions. Located at 9518 Richmond Hwy., Lorton, 22079 on approx. 7.66 ac. of land zoned R-8. Tax Map 107-4 ((1)) 34 and 107-4 ((5)) 4.</p>	<p>William Mayland</p>	<p>APPROVAL REC (P/H from 5/22/19) (from 5/15/19)</p>
<p>2232-V18-25 Addendum (Mount Vernon)</p>	<p>FAIRFAX COUNTY BOARD OF SUPERVISORS – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by the Department of Public Works and Environmental Services, Capital Facilities, Building Design Branch, to develop a new community center located at 9518 Richmond Highway. Tax Map: 107-4 ((1)) 34 and 107-4 ((5)) 4. Area IV.</p>	<p>Natalie Knight</p>	<p>APPROVAL REC (P/H from 5/22/19) (from 5/15/19)</p>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<p>PCA 1999-MV-025-06 (Mount Vernon)</p>	<p>PANERA, LLC – Appl. to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a fast food restaurant with drive through and retail and associated modifications to proffers and site design. Located in the S.W. quadrant of the intersection of Lorton Rd., with Lorton Market St. on approx. 1.47 ac. of land zoned C-6. Comp. Plan Rec: Mixed Use. Tax Map 107-4 ((23)) B. (Concurrent with SE 2018-MV-025).</p>	<p>Jay Rodenbeck</p>	<p>APPROVAL REC</p>
<p>SE 2018-MV-025 (Mount Vernon)</p>	<p>PANERA, LLC – Appl. under Sects. 4-604 and 9-501 of the Zoning Ordinance to permit a restaurant with drive through. Located in the S.W. quadrant of the intersection of Lorton Rd. and Lorton Market St. on approx. 1.47 ac. of land zoned C-6. Tax Map 107-4 ((23)) B. (Concurrent with PCA 1999-MV-025-06).</p>	<p>Jay Rodenbeck</p>	<p>APPROVAL REC</p>

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[PCA/FPDA 2000-HM-044-03/CDPA 2000-HM-044-02](#)
(Hunter Mill)

NVR, INC. – Appls. to amend the proffers, conceptual development plan and final development plan for RZ 2000-HM-044, to permit modifications to proffers, site design and development conditions at an intensity of 1.5 Floor Area Ratio (FAR). Located in the S.W. quadrant of Woodland View Dr., and Woodland Grove Pl., on approx. 2.82 ac. of land zoned PDC. Comp. Plan Rec: Residential Mixed Use. Tax Map 16-4 ((27)) 1B.

William
Mayland

APPROVAL REC

[PFM AMENDMENT](#)
(Countywide)
(Hart)

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on: **June 12, 2019, at 7:30p.m.** in the Board auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia on a proposed amendment to the Public Facilities Manual (PFM) related to Phase 2 of the "PFM Flex Project." These amendments are part of the Fairfax First Initiative to improve the speed, consistency, and predictability of Fairfax County's land development review process. The PFM is being amended to incorporate standards for the design, installation, inspection and acceptance of polypropylene storm sewer pipe. Standards and criteria are being added related to requiring light emitting diodes (LED) street light fixtures for proposed light fixtures and for the replacement of existing High Pressure Sodium, Metal Halide and Mercury Vapor light fixtures where existing street lights are being used to meet lighting requirements for a proposed development. The amendment also updates the lighting level requirements for proposed and existing streets for roadway fixtures RF-1 and RF-2 and for alternative security RF-3 fixtures. The PFM plates 23-7 through 30-7 are being updated to match amendment text.

Danielle Badra
Jan Leavitt
Don
Lacquement

D/O TO 6/19/19

All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of the proposed amendments, and other related documents may be examined at the Office of the Planning Commission, Suite 552, 12000 Government Center Parkway, Fairfax, Virginia 22035-0072.

Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Assistive listening devices are available at the meeting. For sign language interpreters or other accommodations, please call the Planning Commission Office, 703-324-2865, TTY 711 (Virginia Relay Center), as soon as possible.

SE 2019-SP-006
(Springfield)

CLEMENTINE TWIN LAKES, LLC – Appl. under Sects. 3-C04 and 9-301 of the Zoning Ordinance to permit a congregate living facility. Located at 13215 Twin Lake Dr., Clifton, 20124 on approx. 5.0 ac. of land zoned R-C and WS. Tax Map 66-3 ((1)) 18.

Wander Suder

P/H TO 6/26/19

SE 2019-MV-001
(Mount Vernon)

7-ELEVEN, INC. – Appl. under Sects. 4-804, 7-607, 9-503, 9-505, 9-611 and 9-622 of the Zoning Ordinance to permit a service station with quick-service food store in a Highway Corridor Overlay District and provisions for modifications/ waivers/ increases and uses in a Commercial Revitalization District. Located at 8625 and 8629 Richmond Hwy., Alexandria, 22309 on approx. 1.38 ac. of land zoned C-8, CRD and HC. Tax Map 101-3 ((1)) 104, 101 and 102.

Jay Rodenbeck

P/H TO 6/26/19
(from 5/22/19)

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- | | | | |
|---|--|-------------------|-----------------------|
| FDPA 82-P-069-10-05
<i>(Springfield)</i> | FIVE OAKS PROPERTIES, LLC – Appl. to amend the final development plans for RZ 82-P-069 to permit university use and associated changes to development conditions. Located in the N.E. quadrant of Fair Lakes Cir. And Fairfax County Pkwy. on approx. 6.9 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 11C1. (Concurrent with FDPA 82-P-069-01-18). | Emma Estes | P/H TO 6/20/19 |
| FDPA 82-P-069-01-18
<i>(Springfield)</i> | SPECTRUM HEALTHCARE RESOURCES, INC. – Appl. to amend the final development plan for RZ 82-P-069 to permit site modifications and associated changes to development conditions. Located on the E. side of Fair Lakes Court approx. 600 ft. N. of Fair Lakes Pkwy. on approx. 6.25 ac. of land zoned PDC and WS. Tax Map 45-4 ((1)) 25D. (Concurrent with FDPA 82-P-069-10-05). | Emma Estes | P/H TO 6/20/19 |
| SE 2018-HM-024
<i>(Hunter Mill)</i> | ORR-BSL HUNTER MILL, LLC – Appl. under Sects. 3-E04, 9-301 and 9-308 of the Zoning Ordinance to permit a medical care facility. Located at 2347 Hunter Mill Rd., Vienna, 22181 on approx. 6.68 ac. of land zoned R-E. Tax Map 37-2 ((1)) 26. | Katelyn Antonucci | P/H TO 7/18/19 |

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FEATURE SHOWN

2232-L18-33 - Fairfax County Park Authority, Franconia District Park, 6432 Bowie Drive, Springfield, VA 22150
(Deadline 8/2/19)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PFM AMENDMENT</u> (Countywide) (Hart)	<p>NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on: June 12, 2019, at 7:30p.m. in the Board auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia on a proposed amendment to the Public Facilities Manual (PFM) related to Phase 2 of the "PFM Flex Project." These amendments are part of the Fairfax First Initiative to improve the speed, consistency, and predictability of Fairfax County's land development review process. The PFM is being amended to incorporate standards for the design, installation, inspection and acceptance of polypropylene storm sewer pipe. Standards and criteria are being added related to requiring light emitting diodes (LED) street light fixtures for proposed light fixtures and for the replacement of existing High Pressure Sodium, Metal Halide and Mercury Vapor light fixtures where existing street lights are being used to meet lighting requirements for a proposed development. The amendment also updates the lighting level requirements for proposed and existing streets for roadway fixtures RF-1 and RF-2 and for alternative security RF-3 fixtures. The PFM plates 23-7 through 30-7 are being updated to match amendment text.</p> <p>All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of the proposed amendments, and other related documents may be examined at the Office of the Planning Commission, Suite 330, 12000 Government Center Parkway, Fairfax, Virginia 22035-0072.</p> <p>Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Assistive listening devices are available at the meeting. For sign language interpreters or other accommodations, please call the Planning Commission Office, 703-324-2865, TTY 711 (Virginia Relay Center), as soon as possible.</p>	Don Lacquement Danielle Badra Jan Leavitt	ADOPTION REC (P/H from 6/12/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2018-BR-026</u> (Braddock)	ERICKSON LIVING AT BRADDOCK ROAD, LLC – Appls. to rezone from R-1 to PCC to permit continuing care facility with an overall Floor Area Ratio (FAR) of 0.60 and approval of the conceptual and final development plan. Located on the S. side of Braddock Rd. at its intersection with Burke Station Rd. on approx. 78.87 ac. of land. Comp. Plan Rec: Residential at 2-3 du/ac w/opt. for a continuing care facility at an intensity up to 0.60. Tax Map 69-1 ((1)) 34.	Kelly Atkinson	D/O TO 6/26/19

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<u>SE 2019-HM-005</u> (Hunter Mill)	<u>MADHURI PEDDI</u> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home childcare facility. Located at 2472 Silk Ct., Herndon, 20171 on approx. 1,650 sq. ft. of land zoned PDH-8. Tax Map 25-1 ((28)) 11.	Jay Rodenbeck	APPROVAL REC
<u>PRC 86-C-121-06</u> (Hunter Mill)	<u>NS RESTON, LLC</u> – Appl. to approve the PRC plan associated with RZ 86-C-121 to permit residential development. Located on the N. side of New Dominion Parkway approx. 300 ft. W. of Fountain Dr. on approx. 36,553 sq. ft. of land zoned PRC. Comp. Plan Rec: Mixed Use. Tax Map 17-1 ((17)) 4. (Concurrent with CP 86-C-121-15).	William Mayland	DENIAL REC (from 5/16/19) (from 4/4/19) (from 2/6/19)
<u>CP 86-C-121-15</u> (Hunter Mill)	<u>NS RESTON, LLC</u> – Appl. to approve the Conceptual Plan for RZ 86-C-121 to permit residential development. Located on the N. side of New Dominion Parkway approx. 300 ft. W. of Fountain Dr. on approx. 36,553 sq. ft. of land zoned PRC. Tax Map 17-1 ((17)) 4. (Concurrent with PRC 86-C-121-06).	William Mayland	DENIAL REC (from 5/16/19) (from 4/4/19) (from 2/6/19)
<u>PCA/FDPA 2005-PR-039-02</u> (Providence)	<u>WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (“WMATA”)</u> – Appls. to amend the proffers and final development plan for RZ 2005-PR-039 previously approved for Mixed Use Development to permit relocation of a Traction Power Sub-Station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.37. Located in the N. W. quadrant of the intersection of Prosperity Ave. and Gallows Rd. on approx. 14.06 ac. of land zoned PRM and CRA. Comp. Plan Rec: Mixed Use. Tax Map 49-1 ((1)) 27C (pt.) and 49-1 ((32)) 1, 2, 3, 4 and 5. (Concurrent with PCA/FDPA 88-P-030-03 and 2232-P18-34).	Katelyn Antonucci	APPROVAL REC (from 6/26/19) (from 7/10/19)
<u>PCA/FDPA 88-P-030-03</u> (Providence)	<u>WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (“WMATA”)</u> – Appls. to amend the proffers, conceptual and final development plan for RZ 88-P-030 previously approved for Mixed Use Development to permit relocation of a Traction Power Sub-Station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.25. Located on the N. side of Prosperity Ave., E. of Dorr Ave. and on the S. side of I-66 on approx. 1.33 ac. of land zoned PDC and CRA. Comp. Plan Rec: Mixed Use. Tax Map 49-1 ((1)) 27C (pt.). (Concurrent with PCA/FDPA 2005-PR-039-02 and 2232-P18-34).	Katelyn Antonucci	APPROVAL REC (from 6/26/19) (from 7/10/19)
<u>2232-P18-34</u> (Providence)	<u>WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (“WMATA”)</u> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit relocation of the Traction Power Substation. Located in the N.W. quadrant of the intersection of Prosperity Ave. and Gallows Rd. on approx. 14.06 ac. of land zoned PRM and CRA. Tax Map 49-1 ((1)) 27C (pt.) and 49-1 ((32)) 1,2,3, 4 and 5. (Concurrent with PCA 2005-PR-039-02 and PCA/FDPA 88-P-030-03 and FDPA 2005-PR-039-02).	Katelyn Antonucci	APPROVED (from 6/26/19) (from 7/10/19)
<u>RZ 2017-PR-015</u> (Providence)	<u>PS BUSINESS PARKS, LP</u> – Appl. to rezone from C-3 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.80. Located in the N.W. and N.E. quadrants of Westpark Dr. and Westbranch Dr. on approx. 38.84 ac. of land. Comp. Plan Rec:	Stephen Gardner	D/O TO 7/10/19

**FAIRFAX COUNTY PLANNING COMMISSION
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**Wednesday, June 19, 2019
Meeting Starts at 7:30 p.m.**

Posted: 6/20/19
Revised: 6/20/19

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Residential Mixed Use. Tax Map 29-4 ((7)) C1, C2, 1A2, 7A1, 8 and 11A and 29-4 ((7)) (1) 7C (pt.). (Concurrent with FDP 2017-PR-015, PCA 2014-PR-004, And PCA 88-D-005-09).

[FDP 2017-PR-015](#)
(Providence)

[PS BUSINESS PARKS, LP](#) – Appl. to approve the final development plan for RZ 2017-PR-015 to permit mixed use development. Located in the N.E. quadrant of the intersection of West Branch Dr. and Maitland St. on approx. 5.43 ac. of land zoned PTC. Tax Map 29-4 ((7)) (1) 7C (pt.) and 29-4 ((7)) 8 (pt.), 11A (pt.). (Concurrent with RZ 2017-PR-015, PCA 2014-PR-004 and PCA 88-D-005-09).

Stephen
Gardner

D/O TO 7/10/19

[PCA 2014-PR-004](#)
(Providence)

[AMHERST PROPERTY, LLC](#) – Appl. to amend the proffers for RZ 2014-PR-004 previously approved for residential/retail development at a density of 1.80 Floor Area Ratio (FAR) with associated modifications to proffers. Located N. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr. on approx. 4.15 ac. of land zoned PTC. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) (1) A, 6A, 6B and 7C (pt.). (Concurrent with RZ 2017-PR-015, FDP 2017-PR-015 and PCA 88-D-005-09).

Stephen
Gardner

D/O TO 7/10/19

[PCA 88-D-005-09](#)
(Providence)

[PS BUSINESS PARKS, LP](#) – Appl. to delete land area from RZ 88-D-005 and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.80. Located in the N.W. and N.E. quadrants of Westpark Dr. and Westbranch Dr. on approx. 38.84 ac. of land zoned C-3. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) 1A2, C1, C2, 7A1, 8, 11A and 29-4 ((7)) (1) 7C (pt.). (Concurrent with RZ 2017-PR-015, FDP 2017-PR-015 and PCA 2014-PR-004).

Stephen
Gardner

D/O TO 7/10/19

**FAIRFAX COUNTY PLANNING COMMISSION
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**Thursday, June 20, 2019
Meeting Starts at 7:30 p.m.**

Posted: 6/21/19
Revised: 6/21/19

KEY
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FEATURE SHOWN

2232-L18-33 - Fairfax County Park Authority, Franconia District Park, 6432 Bowie Drive, Springfield, VA 22150
(Deadline 8/2/19)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2018-PR-011</u> (Providence)	<u>CROWN TYSONS PROPERTIES LLC</u> - Appl. to rezone from I-4 and HC to C-7 an HC to permit a vehicle sale, rental and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.80. Located on the N. side of Leesburg Pk. approx. 600 ft. E of the interchange with the Dulles Airport Access and Toll Rd. on approx. 3.6 ac. of land. Comp. Plan Rec: Retail and Other. Providence District. Tax Map 29-1 ((1)) 17A. (Concurrent with SEA 78-D-075-03)	Daniel Creed	APPROVAL REC (from 6/19/19) (from 5/1/19) (from 5/16/19) (from 5/22/19) (from 2/16/19) (from 1/29/18)
<u>SEA 78-D-075-03</u> (Providence)	<u>CROWN TYSONS PROPERTIES LLC</u> - Appl. under Sect(s). 4-704 of the Zoning Ordinance to amend SE 78-D-075 previously approved for a vehicle sale, rental and ancillary service establishment to add land area, modify development conditions and permit site and building modifications. Located at 8600 Leesburg Pike, McLean, 22101 and 8602 and 8610 Leesburg Pike, Vienna 22182, on approx. 12.31 ac. of land zoned C-7 and HC. Providence District. Tax Map 29-1 ((1)) 15, 16 and 17A. (Concurrent with RZ 2018-PR-011)	Daniel Creed	APPROVAL REC (from 6/19/19) (from 5/1/19) (from 5/16/19) (from 5/22/19) (from 2/16/19) (from 1/29/18)
<u>FDPA 82-P-069-10-05</u> (Springfield)	<u>FIVE OAKS PROPERTIES, LLC</u> - Appl. to amend the final development plans for RZ 82-P-069 to permit university use and associated changes to development conditions. Located in the N.E. quadrant of Fair Lakes Cir. And Fairfax County Pkwy. on approx. 6.9 ac. of land zoned PDC and WS. Springfield District. Tax Map 55-2 ((1)) 11C1. (Concurrent with FDPA 82-P-069-01-18).	Emma Estes	APPROVED (from 6/12/19)
<u>FDPA 82-P-069-01-18</u> (Springfield)	<u>SPECTRUM HEALTHCARE RESOURCES, INC.</u> - Appl. to amend the final development plan for RZ 82-P-069 to permit site modifications and associated changes to development conditions. Located on the E. side of Fair Lakes Court approx. 600 ft. N. of Fair Lakes Pkwy. on approx. 6.25 ac. of land zoned PDC and WS. Springfield District. Tax Map 45-4 ((1)) 25D. (Concurrent with FDPA 82-P-069-10-05).	Emma Estes	APPROVED (from 6/12/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, June 26, 2019

Meeting Starts at 7:30 p.m.

Posted: 6/27/19
Revised: 6/27/19

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

FEATURES SHOWN

2232A-Y02-18-2 - School Board of Fairfax County, Expansion of Bus and Modular Classroom Storage Area, 4641 Stonecroft Boulevard, Chantilly, VA 20151 (Deadline: 7/18/19) - **CONCUR**

2232-Y18-30 - Department of Public Works and Environmental Services, Proposed Salt Storage Facility at Dulles Material Facility (DMF) site, 4450 Upper Cub Run Drive, Chantilly, VA 20151 (Deadline: 9/25/19)

2232-L18-33 - Fairfax County Park Authority, Franconia District Park, 6432 Bowie Drive, Springfield, VA 22150 (Deadline: 8/2/19) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ/FDP 2018-BR-026 (Braddock)	ERICKSON LIVING AT BRADDOCK ROAD, LLC – Appls. to rezone from R-1 to PCC to permit continuing care facility with an overall Floor Area Ratio (FAR) of 0.60 and approval of the conceptual and final development plan. Located on the S. side of Braddock Rd. at its intersection with Burke Station Rd. on approx. 78.87 ac. of land. Comp. Plan Rec: Residential at 2-3 du/ac w/opt. for a continuing care facility at an intensity up to 0.60. Tax Map 69-1 ((1)) 34.	Kelly Atkinson	APPROVAL REC (P/H from 6/19/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2019-SU-007 (Sully)	BROOKFIELD SWIMMING CLUB INC AND PLEASANT VALLEY PRESCHOOL, INC. – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a child care center within an existing community swim club. Located at 13615 Pennsboro Dr., Chantilly, 20151 on approx. 2.89 ac. of land zoned R-3 and WS. Tax Map 44-2 ((1)) 15 and 16. (Associated with SPA 81-C-027-03).	Emma Estes	APPROVAL REC
SE 2019-MV-001 (Mount Vernon)	7-ELEVEN, INC. – Appl. under Sects. 4-804, 7-607, 9-503, 9-505, 9-611 and 9-622 of the Zoning Ordinance to permit a service station with quick-service food store in a Highway Corridor Overlay District and provisions for modifications/waivers/increases and uses in a Commercial Revitalization District. Located at 8625 and 8629 Richmond Hwy., Alexandria, 22309 on approx. 1.38 ac. of land zoned C-8, CRD and HC. Tax Map 101-3 ((1)) 104, 101 and 102.	Jay Rodenbeck	D/O TO 7/10/19 (from 6/12/19) (from 5/22/19)
SE 2019-SP-006 (Springfield)	CLEMENTINE TWIN LAKES, LLC – Appl. under Sects. 3-C04 and 9-301 of the Zoning Ordinance to permit a congregate living facility. Located at 13215 Twin Lake Dr., Clifton, 20124 on approx. 5.0 ac. of land zoned R-C and WS. Tax Map 66-3 ((1)) 18.	Wanda Suder	APPROVAL REC (from 6/12/19)
PA 2013-I-L1(C) (Mason)	COMPREHENSIVE PLAN AMENDMENT (LINCOLNIA PLANNING DISTRICT STUDY PHASE III: LINCOLNIA CBC LAND USE AND TRANSPORTATION ANALYSIS) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2,	Jennifer Garcia Michael Burton	D/O TO 7/10/19

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, June 26, 2019

Meeting Starts at 7:30 p.m.

Posted: 6/27/19
Revised: 6/27/19

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

Chapter 22. This Amendment concerns approx. 169 ac. in the Mason Supervisor District with an irregular border on both sides of Little River Turnpike (Rte. 236) from the City of Alexandria boundary to Chowan Ave. The subject area is coterminous with the boundary of the Lincolnia Community Business Center (CBC) and extends as far north as Lincolnia Road and Wingate Street; south to 8th Street east of Manitoba Drive; and south of Fran Place west of Manitoba Drive. The area is currently planned and developed with predominantly multi-family residential dwelling units and office, retail, and institutional uses. The amendment proposes adding options to encourage a mix of uses with a residential component in the eastern portion of the Lincolnia CBC on the north and south sides of Little River Turnpike. The proposed new development potential for the CBC is approximately 3,400 residential units and 574,200 square feet of office, retail and institutional uses. The amendment also recommends a new transportation network within the Lincolnia CBC. The alternative network would introduce a new grid of streets with additional road connections, bicycle and pedestrian facilities. Other recommendations relating to the transportation network may also be modified.

RZ/FDP 2017-BR-030
(Braddock)

ROBERTS ROAD INVESTMENT, LC – Appls. to rezone from R-1 to PDH-5 to permit residential development with an overall density of 4.27 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Braddock Rd. and E. side of Roberts Rd. on approx. ac. 9.57 ac. of land. Comp. Plan Rec: Residential Use at 3 to 5 du/ac. Tax Map 68-2 ((1)) 21, 22, 23, 24 and 25.

William O'Donnell

P/H TO 7/17/19

PCA/CDPA/FDPA 2010-LE-009
(Lee)

MR. LIBERTY VIEW ONE, LLC AND MR. LIBERTY VIEW WEST, LLC C/O MONUMENT REALTY – Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2010-LE-009, previously approved for commercial development with a Floor Area Ratio (FAR) of 1.5 to permit a residential building and associated modifications to proffers and site design at an FAR of 1.5. Located in the N.W. quadrant of the intersection of Franconia Springfield Pkwy. and Beulah St. on approx. 12.91 ac. of land zoned PDC and EX. Comp. Plan Rec: Mixed Use. Tax Map 91-1 ((4)) A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 500 and 501.

Kelly Posusney

P/H TO 7/24/19
(from 5/22/19)