

April 2010

Click on the desired View Agenda or View Speakers List for detailed information.
 (*The Speakers List is available at 3:30pm on the day of the meeting.)

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4 EASTER SUNDAY 	5	6	7 NO PC MEETING	8 NO PC MEETING	9	10
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Planning Commission Meetings are held in the Board Auditorium of the Government Center at
 12000 Government Center Parkway, Fairfax VA 22035.
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

Posted: 2/17/10
Revised: 4/15/10

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, April 14, 2010

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

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

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SEA 79-V-093-02 (Mount Vernon)	McDonald's Corporation 8735 Richmond Highway (to permit demolition & Reconstruction of existing use & site modifications)	K. G-Sobers	APPROVAL REC (P/H on 3/10/10)
S09-CW-1CP (Hart)	Visual and Performing Arts Policy Plan amendment	P. Nee	APPROVAL REC (P/H on 3/10/10)
RZ 2009-PR-021 FDP 2009-PR-021 (Providence)	Elm Street Communities, Inc. SE quadrant of intersection of Cedar Lane & Amanda Place (for residential use)	S. Lin	APPROVAL REC (P/H on 3/25/10)
ZO Amendment (Hart)	Riding Stables	B. Parsons	APPROVAL REC (from 2/25/10)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA 2002-PR-016-2/ FDPA 2002-PR-016-2 (Providence)	Park Crest SPE Phase 1, LLC NW Quadrant of intersection of West Park Dr. & Park Run Dr. (for mixed use – residential and retail)	S. Lin	D/O to 4/22/10 (from 12/11/08) (from indef def)
2232-V09-39 (Mount Vernon)	Department of Public Works and Environmental Services 6900 Newington Road (For new vehicle maintenance facility)	D. Jillson	D/O to 5/5/10 (from 3/18/10)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
PCA 85-L-101-05/ PCA 84-L-020-24 (Lee)	Kingstowne Residential Owners Corp. (n. side Summer Ridge Rd w. of intersection w/ Chewell Lane)(to permit transfer of ownership from Stormwater Mgmt. Facilities to DPWES)	S. Williams	P/H to 4/29/10
PRC A-502-2 (Hunter Mill)	Fairways I & II Residential LLC 11555 & 11627 North Shore Dr (for multi-family With support detail)	S. Williams	P/H to 5/27/10
RZ 2009-HM-019/ FDP 2009-HM-019 (Hunter Mill)	Comstock Reston Station Holdings 11465 Sunset Hills Road, near Wiehle Avenue (From I-4 to PDC for office, hotel, residential and support retail uses)	W. O'Donnell	D/O to 4/22/10 (P/H on 3/25/10)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 14, 2010

- 7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room of the Government Center to discuss the 2010 Zoning Ordinance Amendment Work Program and tandem parking.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

S09-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (VISUAL & PERFORMING ARTS POLICY PLAN AMENDMENT) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The amendment proposes to add a new section on the visual and performing arts to the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia. Significant proposed additions include: 1) an introduction; 2) Board of Supervisors goal that expresses support for the visual and performing arts; and 3) objectives and related policies that: support the display of arts in public places, private development and public-private ventures; encourage investment in existing and new arts facilities; support the provision of a variety of arts venues; and address mitigation of new and renovated arts facilities on surrounding land uses, environment, transportation and public infrastructure. **COUNTYWIDE.**
APPROVAL RECOMMENDED

ZONING ORDINANCE AMENDMENT (RIDING/BOARDING STABLES) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: In conjunction with special permit approval for a riding and boarding stable in the R-A, R-P, R-C, R-E, and R-1 Districts and in the PDH and PRC Districts when not shown on an approved development plan, allow the Board of Zoning Appeals to reduce the minimum setback requirement for riding rings and structures associated with riding and boarding stables from 100 feet from any lot line to as low as 0 feet and to reduce the minimum required distance between parking and loading spaces for riding and boarding stables and any adjoining residentially zoned property from 50 feet to as low as 0 feet when the applicant has demonstrated to the satisfaction of the BZA that such setback(s) is not necessary to minimize any adverse impacts on adjacent properties due to one or more of the following: (A) Specific operational characteristics of the riding and boarding stable such as the limits on the: number of horses, students, and employees; use of outdoor lighting and public address systems; hours of operations; number and frequency of special events; and amount and type of outdoor activity. (B) Conditions which adequately buffer adjacent properties from the riding and boarding stable, which may include but are not limited to: topography, vegetation, location and/or orientation of on-site structures, proximity of adjacent dwelling units, development of adjacent properties with non-residential uses, and/or existence of roads and/or major utilities. **COUNTYWIDE. APPROVAL RECOMMENDED**

SEA 79-V-093-02 – MCDONALD’S CORPORATION – Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to amend SE 79-V-093 previously approved for a fast food restaurant with drive-through to permit demolition and reconstruction of a fast food restaurant, modifications and waivers in a CRD, and associated modifications to site design and development conditions. Located at 8735 Richmond Hwy. on approx. 35,010 sq. ft. of land zoned C-8, CRD, and HC. Tax Map 109-2 ((2)) 3A. **MOUNT VERNON DISTRICT.**
APPROVAL RECOMMENDED

RZ/FDP 2009-PR-021 – ELM STREET COMMUNITIES, INC. – Appls. to rezone from R-1 to PDH-3 to permit up to 16 single-family detached dwellings at an overall density of 2.60 du/ac and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Cedar Lane and Amanda Pl. on approx. 6.15 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 49-1 ((1)) 35A. **PROVIDENCE DISTRICT.** **APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-V09-39 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – To construct a replacement vehicle maintenance facility at the site of the existing facility, 6900 Newington Road, Lorton, VA, 22079. Tax Maps 99-2 ((15)) 1; 99-4 ((1)) 17; and Portions of Tax Maps 99-2 and 99-4 (Virginia Department of Transportation right-of-way). Area IV. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, Suite 730, 12055 Government Center Parkway (Herrity Building), Fairfax, VA, 22035. **MOUNT VERNON DISTRICT.**
D/O to 5/5/10

PCA 2002-PR-016-02/FDPA 2002-PR-016-02 – PARK CREST SPE PHASE I, L.L.C. – Appls. to amend the proffers, conceptual, and final development plans for RZ 2002-PR-016 previously approved for mixed-use development to permit residential and retail development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.0 and a maximum of 1,354 multi-family dwelling units. Located in the N.W. quadrant of the intersection of West Park Dr. (Rt. 5601) and Park Run Dr. (Rt. 6062) on approx. 13.54 ac. of land zoned PRM. Comp. Plan Rec: Mixed Use. Tax Map 29-4 ((7)) A6, A9; 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, and 1919; 29-4 ((14)) C1 and 1C. **PROVIDENCE DISTRICT.** **D/O to 4/22/10**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, APRIL 15, 2010

7:00 p.m. The Tysons Corner Committee will meet in the Conference Rooms 4/5 of the Government Center to continue discussions on outstanding issues of the proposed Tysons Plan Amendment (ST05-CW-1CP).

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, APRIL 15, 2010**

Posted: 4/14/10
Revised: 4/14/10

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 14, 2010

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

DECISIONS ONLY:

S09-CW-1CP – VISUAL & PERFORMING ARTS POLICY PLAN AMENDMENT – **APPROVAL REC**
(P/H on 3/10/10) (Hart)

ZONING ORDINANCE AMENDMENT – RIDING/BOARDING STABLES – **APPROVAL REC**
(P/H on 3/31/10) (Hart)

RZ 2009-PR-021 – ELM STREET COMMUNITIES, INC. – **APPROVAL REC**
FDP 2009-PR-021 – ELM STREET COMMUNITIES, INC. – **APPROVED**
(P/H on 3/25/10)

SEA 79-V-093-02 – MCDONALD’S CORPORATION – **APPROVAL REC**
(P/H on 3/10/10)

DEFERRAL:

RZ/FDP 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LC – **D/O to 4/22/10**
(P/H on 3/25/10)

FEATURES SHOWN: CONCUR

FSA-M96-19-3 – Verizon Wireless, 7409 Eastmoreland Road (Deadline: 4/15/10)
FSA-M04-34-1 – T-Mobile Northeast LLC, 6129 Leesburg Pike (Deadline: 6/7/10)
FS-M09-204 – Clearwire, 3435 Sleepy Hollow Road (Deadline: 6/16/10)

2232-V09-39 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL – **D/O to 5/5/10**
SERVICES (Staff: David Jillson)

1. Lonny Flaharty
6810 Bulkly Road
Lorton, VA 22079

PCA/FDPA 2002-PR-016-02 – PARK CREST SPE PHASE I, LLC – **D/O to 4/22/10**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, April 21, 2010

*Posted: 03/31/10
Revised: 4/22/10*

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ST05-CW-1CP	Tysons Area Plan Amendment	J. Zook	D/O to 5/12/10
ZONING ORDINANCE AMENDMENT FOR TYSONS AREA		E. McLane	D/O to 5/12/10

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 21, 2010

7:30 p.m. The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

NOTE: For these Tyson-related public hearings, the Planning Commission will have a cut-off time of 1:00 a.m., with any remaining speakers being carried-over for an additional hearing on Wednesday, April 28th at 7:30 p.m.

ITEMS SCHEDULED FOR PUBLIC HEARING

ST05-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (TYSONS CORNER) – Comprehensive Plan Amendment ST05-CW-1CP concerns approximately 2100 acres of land (inclusive of roads), generally located south of the Dulles Airport Access Road in the vicinity of Leesburg Pike (Rt. 7), Route 123, and the Capital Beltway (I-495) that is described in the Plan as the Tysons Urban Center. The area is bounded on the north by the Dulles Airport Access and Toll Roads, on the southeastern side by Magarity Road, and on the southwestern side generally by the limit of commercial development along Gallows and Old Courthouse Road and the natural areas of Old Courthouse Stream Branch. The residential areas on the western side of Gosnell Road flanking Old Courthouse Road are included in the Tysons Urban Center. The Tysons Corner Urban Center, located in the Hunter Mill and Providence Supervisor Districts, has been the subject of a special transportation and urban design study conducted under the direction of County staff and a Tysons Land Use Task Force appointed by the Fairfax County Board of Supervisors. The Tysons Corner Urban Center Plan Amendment sets forth a vision and implementation approach, area-wide recommendations for land use, transportation, environmental stewardship, public facilities, and urban design. The Plan Amendment contains district recommendations for the four new Metrorail stations that are part of Metrorail's Silver Line (Tysons East, Tysons Central 123, Tysons Central 7, and Tysons West) that are referred to as Transit-Oriented Development areas (TODs). Four districts are identified as Non-TOD districts with recommendations that provide a transition between the higher intensities planned near the stations and the surrounding communities. Tysons is planned for a complementary mix of office, residential, retail, institutional, civic, and other uses. Land use categories include: Retail Mixed-use (retail centers complemented by residential, office, hotel, and arts/civic uses); Office Mixed-use (primarily office use with ground floor retail, residential, hotel, and arts/civic uses); Office (office with supporting retail and service uses); Residential Mixed-use (primarily residential use with office, hotel, arts/civic, and support retail uses); Residential (residential with supporting retail); Civic Use or Public Facility (public uses such as library, school, police/fire station, arts center, and community center); and, Parks and Open Space (parkland and open spaces such as plazas and pocket parks). Other uses, such as educational and institutional uses are planned throughout Tysons. The areas closest to the Metrorail stations should be developed primarily with office space and other non-residential uses, while areas outside the quarter-mile radius should be developed primarily with multifamily housing. The highest intensity is planned for areas near the four Metrorail stations and is organized according to distance from the Metro

Station. The Planning Commission and the Board will consider Plan text that does not provide for any maximum Floor Area Ratios (FARs) throughout Tysons. As recommended by County staff, the intensity for designated TOD Districts would be 4.75 Floor Area Ratio (FAR) for Tier 1 (0-1/8 mile from Metro); 3.0 FAR for Tier 2 (1/8-1/4 mile from Metro); and, 2.0 FAR for Tier 3 (1/4-1/2 mile from Metro). Also under consideration are the following intensities recommended by the Tysons Task Force for TOD Districts: 6.0 FAR for Tier 1 (0-1/8 mile from Metro); 4.0-4.5 FAR for Tier 2 (1/8-1/4 mile from Metro); 2.0-3.0 FAR for Tier 3 (1/4-1/3 mile from Metro); and, 1.75-2.75 FAR for Tier 4 (1/3-1/2 mile from Metro). Non-TOD Districts are recommended by staff and the Task Force for varying intensities generally up to 2.0 FAR. All intensities listed as staff's recommendations in the Plan may be increased by varying amounts because of the bonus intensity that is allowed as an incentive for such things as the provision of affordable housing (20%), green buildings (2% to 10%) and land or space for public improvements or facilities (up to 20%). The amount of bonus intensity may be compounded when multiple planning objectives are being achieved. In addition, the Plan allows for density credits for land dedication and for intensity to be moved from one tier to another so long as the resulting development conforms to the goal of locating the highest intensities closest to transit and the development is consistent with the planned character and scale of the area. All of these provisions and incentives could allow for a development to be considered at up to a maximum intensity of 7.0 FAR under the staff's recommendation and up to 10.0 FAR under the recommendations of the Task Force. Alternatively, intensity may be allocated and limited by a maximum number of overall square feet of development planned for Tysons. To provide flexibility the overall maximum number of square feet recommended in the Plan could be up to 175 million based on a 2050 planning horizon. Development under the Plan may be phased to transportation, trip reduction objectives, and public facilities/improvements. Development under the redevelopment option set forth in the Plan is expected to rezone to the Planned Tysons Corner Urban District ("PTC"), which is advertised concurrently with the Plan amendment and hereby incorporated by reference. The proposed Plan Amendment provides guidance for urban design, i.e., pedestrian circulation, streetscape design, a street grid and block pattern, build-to lines, building frontages, recommendations for bulk and massing, step-backs, building articulation, fenestration and transparency, and building heights of up to 400 feet under the staff's recommendation, and up to 455 feet under the recommendations of the Task Force, which will be tallest in TOD areas within 1/8 mile of the Metrorail stations, moving outward to lesser heights. The Plan Amendment also calls for reductions in maximum parking throughout Tysons Corner and a variety of robust Transportation Demand Management tools to mitigate traffic impacts. The Plan Amendment also identifies transportation recommendations for transit and roadway improvements within and outside of Tysons. Amendments to the Countywide Transportation Plan are also under consideration as part of this amendment to reflect recommendations affecting the surrounding transportation network. The Countywide Transportation Plan amendments under consideration include, but are not limited to, the following transit additions and highway additions and deletions. The planned transit additions include the following: express bus/BRT routes on I-66, I-95/I-495 and Leesburg Pike east of Tysons Corner; a Circulator System serving Tysons; expanded local bus service; additional BRT routes and other supporting services including park-and-ride and feeder bus routes to rail

stations; and at least two additional urban rail corridors with substantial TOD development. Planned highway improvements include the following: ramps connecting the Greensboro Drive extension to the Dulles Toll Road; ramps connecting the Boone Blvd. extension to the Dulles Toll Road; collector-distributor roads along the Dulles Toll Road; a ramp connecting Jones Branch Dr. to Scotts Crossing Road; an I-495 crossing connecting Tysons Corner Center with the Old Meadow Road area; ramps connecting Jones Branch Dr. to the Dulles Toll Road; the widening of the I-495 Outer Loop by one lane from Rt.7 to I-66; and the addition of an extensive grid network of streets, containing a mix of local streets, collector streets and avenues to increase connectivity and to better accommodate pedestrians, bicyclists, transit vehicles, and cars. Proposed highway deletions include: removal of grade-separated interchanges at Rt.7 and Westpark Drive/Gosnell Road, Rt.7 and Gallows Road/International Drive, and Rt.123 and International Drive. Through this amendment the Tysons Corner Urban Center, as identified in the Comprehensive Plan, is designated an Urban Development Area for Fairfax County under the provisions of Section 15.2-2223.1 of the *Code of Virginia*. A map showing the boundary of the UDA is available for viewing at the office of the Department of Planning and Zoning. The recommendations under consideration are contained in the report entitled "Transforming Tysons" prepared for the Fairfax County Planning Commission's Tysons Corner Committee, dated March 24, 2010. The document contains the recommendations of Fairfax County staff as well as alternatives to these recommendations. Where the staff recommendation differs from that of the Draft Review Committee of the Tysons Task Force and where alternatives are presented, it is noted in the document and all recommendations are provided to provide the Planning Commission with flexibility to choose among the recommendations or do less than what is presented. Copies of this report, the staff report, and any other supporting commentary or information can be obtained from the Department of Planning and Zoning, Herrity Building, 7th Floor, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. **HUNTER MILL AND PROVIDENCE DISTRICTS.**

ZONING ORDINANCE AMENDMENT (PTC - PLANNED TYSONS CORNER URBAN DISTRICT) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: to create a new Planned Tysons Corner Urban District (PTC), to include the following provisions:

1. A rezoning to the PTC District may only be sought in areas identified in the Comprehensive Plan as the Tysons Corner Urban Center (TCUC) area. Any applicant desiring to utilize any redevelopment option of the Comprehensive Plan may or may not rezone only to the PTC District.
2. As further qualified by the adopted Comprehensive Plan, the maximum density for a PTC District rezoning of a property within the TCUC shall not exceed 4.75 FAR. However, such density may be increased by the Board, in its sole discretion, to a maximum of 7.0 FAR when the increase is attributable to the floor area for affordable dwelling units (ADUs) and bonus market rate units provided in accordance with Part 8 of Article 2 of the Zoning Ordinance; and/or floor area for proffered bonus market rate units and/or bonus floor area, either of which is associated with the provision of workforce dwelling units; and/or bonus density or

intensity obtained for incorporation of qualifying green building practices; and/or any bonus density or intensity granted by the Board for proffered public facilities and/or public infrastructure. *[NOTE: The amendment is advertised to permit the Board to adopt a maximum density limit that falls anywhere between 3.0 FAR and 10.0 FAR or to adopt the Amendment without a specified numeric FAR limit, but staff's recommendation is a maximum density of 4.75 FAR, excluding bonuses and 7.0, including bonuses.]*

3. The PTC District allows for a mix of residential, commercial, and industrial uses that shall be permitted either by right, special permit, or special exception, depending upon use, use characteristics, and location and such uses may be subject to use limitations designed to address compatibility. The following uses are proposed as by-right when shown on an approved development plan: Accessory uses and home occupations as permitted by Article 10; Affordable dwelling unit developments; Automated teller machines; Business service and supply service establishments; Commercial and industrial uses of special impact (Category 5), limited to: Amusement arcades, Car washes, Drive-in financial institutions, Drive-through pharmacies, Fast food restaurants, Funeral chapels, Industrial/flex, Pawnshops, Mini-warehousing establishments, Quick-service food stores, Retail sales establishments-large, when located in a multiple story structure with at least one (1) other permitted use, Service stations, Service station/mini-marts, Vehicle light service establishments, Vehicle sale, rental, and ancillary service establishments; Commercial recreation uses (Group 5), limited to: Billiard and pool halls, Bowling alleys, Commercial swimming pools, tennis courts, and similar courts, Dance halls, Health clubs, Indoor archery ranges, fencing, and other similar indoor recreational uses, Miniature golf course, Skating facilities, Any other similar commercial recreation use; Community uses (Group 4); Contractors' offices and shops; Dwellings, including multiple family, single family attached and detached; Eating establishments; Establishments for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products and associated retail sales; however, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501 shall not be permitted; Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training; Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations; Financial institutions; Garment cleaning establishments; Hotels, motels; Institutional uses (Group 3); Kennels; Light public utility uses (Category 1); New vehicle storage; Offices; Parking, commercial off-street, as a principal use; Personal service establishments; Public uses; Quasi-public uses (Category 3), limited to: Alternate uses of public facilities, Child care centers, and nursery schools, Churches, chapels, temples, synagogues, and other such places of worship with a child care center, nursery school, or private school of general or special education, Colleges, universities, Conference centers and retreat houses, operated by a religious or nonprofit organization, Congregate living facilities, Cultural centers, museums and similar facilities, Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls providing off-campus residence for more than four (4) unrelated persons who are students,

faculty members, or otherwise affiliated with an institution of higher learning, Independent living facilities, Medical care facilities, Private clubs and public benefit associations, Private schools of general education, Private schools of special education, Quasi-public parks, playgrounds, athletic fields and related facilities; Repair service establishments; Retail sales establishments; Theatres; Transportation facilities (Category 4), limited to: Bus or railroad stations, Electrically-powered regional rail transit facilities, Regional non-rail transit facilities; Vehicle transportation service establishments; Veterinary hospitals; and Legally established uses existing at the time of rezoning to the PTC District.

The following uses are proposed to be allowed only by special permit: Group 8 – Temporary Uses; Group 9 – Uses Requiring Special Regulation, limited to: Home professional offices, Accessory dwelling units. The following uses are proposed to be allowed only by special exception: Subject to the use limitations identified herein, any use presented as a permitted use as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan; and the following shall only be permitted by special exception: Sports arenas, stadiums; Heliports and Helistops; Increase in parking in the PTC District, subject to the following standards: (a) such increase does not hinder or preclude achievement of the Transportation Demand Management goals of the comprehensive plan for the property, (b) the design of parking structure necessitates additional parking construction, (c) the use is unique and justifies an increase in parking, (d) the parking increase is caused by a change in previously approved shared parking, valet or shuttle arrangements, (e) the development is single phase and will precede the operation of mass transit, (f) other circumstances where the use cannot be adequately served by the maximum parking specified by the Zoning Ordinance. Such additional parking may be administered by a parking management entity and may be subject to any conditions imposed by the Board.

The following use limitations are proposed: (1) All development shall conform to the standards set forth in Part 1 of Article 16 and the objectives of the PTC District. (2) All development plans shall conform to the standards set forth in Part 5 of Article 16. (3) All uses shall be designed to be harmonious with and not adversely affect the use or development of neighboring properties. (4) When a use presented as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide. When a use presented as a Group or Category use is being considered for approval as a special exception use the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such 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 shall be required. In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9. (5) OPTION 1: Notwithstanding the definition of gross floor area, any cellar space any cellar space shall be counted as part of GFA and shall be included in the calculation of the floor area ratio

except for space used for mechanical equipment with structural headroom of less than six feet six inches. OPTION 2: Notwithstanding the definition of gross floor area, any cellar space shall be counted as part of GFA and shall be included in the calculation of the floor area ratio except for space used for mechanical equipment with structural headroom of less than six feet six inches and that area that is specifically identified and used for storage and/or for accessory uses. OPTION 3: If the Board does not adopt Option 1 or Option 2, then cellar space shall not be counted toward GFA and shall not be included in the calculation of floor area ratio. *[NOTE: Staff recommends Option 1]* (6) The floor area for dwellings shall be determined in accordance with the gross floor area definition, as modified for cellar space; however, the following features associated with dwellings shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have 2 open ends. An open side or open end shall have no more than 50 percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features. (7) All uses shall be conducted entirely within an enclosed building with no outside storage, except those uses which by their nature must be conducted outside a building. Outdoor display associated with a permitted use or outdoor seating associated with a fast food restaurant, a quick-service food store or an eating establishment shall be permitted when such areas are designated on an approved development plan. (8) All uses/structures shall be designed in an integrated manner. Small scale structures with 1 or more uses shall only be permitted when demonstrated that it meets the urban design guidelines in the comprehensive plan. If part of a long-term phased development as an interim use, existing and new uses/structures may be permitted even though they do not fully satisfy the urban design guidelines when (a) use is identified in phasing plan and applicant demonstrates use/structure will not adversely impact purpose and intent of district, (b) urban design elements are incorporated to the extent feasible, (c) parking, loading and stacking is included in the parking plan and existing surface parking and/or new surface parking is redesigned/designed to the extent feasible to minimize pedestrian conflicts, provide interior and perimeter landscaping and screening and is oriented toward rear and side of structure. (9) Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions: (a) All vehicle repair and service is conducted in completely enclosed structure and (b) There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale. In addition, no more than 2 vehicles that are wrecked, inoperable or abandoned may be temporarily stored outdoors for a period in excess of 72 hours, and in no event shall any one such vehicle be stored outdoors for a period exceeding 72 hours; (10) Car washes, drive-in financial institutions, drive-through pharmacies, or any other use with a drive-through facility may only be permitted when specifically identified on the approved development plan and the use, drive through and stacking spaces are located within a multiple story building or parking structure. (11) Drive through facilities other than those in Paragraphs 8 and 10 shall not be permitted; (12) Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property

in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit. (13) Vehicle transportation service establishments shall be permitted in accordance with the following: (a) The total number of company vehicles permitted on site at any given time shall not exceed 5; (b) There shall be no maintenance or refueling of vehicles on site; and (c) the use is subject to the applicable transitional screening and barrier requirements; (14) Vehicle sale, rental and ancillary service establishments shall be permitted when specifically identified on the approved final development and where there is no outside display, all storage is within a parking garage or enclosed building and all ancillary service shall occur within a completely enclosed structure (15) New vehicle storage shall be permitted when located in a parking structure as a temporary use when (a) the existing parking spaces are available due to phasing or tenant vacancies, (b) layout does not hinder internal vehicle circulation and now mechanical parking lifts or fencing is utilized, (c) no signs are permitted and no sales/rental/service may occur; (16) mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan and in accordance with the following: (a) Loading and unloading shall be fully enclosed and all other activities shall be conducted completely indoors in a multiple story structure, (b) The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact, (c) No individual storage bay doors, storage items, or lighted hallways located along the lengths of the building facades shall be visible from the outside of the storage structure, (d) The site shall be designed to facilitate safe and efficient on-site circulation and parking, (e) There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site (f) all signage shall be in scale and harmony with surrounding development so as not to detract from urban character of area; (17) Contractor's offices and shops and all associated operations and activities, including the storage of company vehicles shall be permitted only when located within a completely enclosed building, (18) Signs shall be permitted in accordance with Article 12, however it is encouraged that a comprehensive plan of signage be utilized, but in all cases, signs shall be harmonious in color and design and shall not detract from urban character; (19) All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403; and (20) All uses shall comply with the performance standards set forth in Article 14.

4. The minimum district size shall be 10 acres, which may be waived by the Board if the proposal is in conformance with the Comprehensive Plan. ***[NOTE: the amendment is advertised to allow the Board to adopt a minimum district size of between zero acres and 25 acres, but staff's recommendation is a minimum district size of 10 acres.]*** There is no proposed minimum requirement for lot area or lot width.
5. The maximum height and minimum yard requirements shall be controlled by the standards set forth in Part 1 of Article 16 of the Zoning Ordinance.

6. Open space, including off-site open space, shall be determined by the Board in accordance with the Comprehensive Plan recommendations for streetscape and urban park standards, including publicly accessible parks, courtyards, plazas, trails, outdoor recreational facilities, landscaped rooftops, courtyards on structures, green roofs, and/or any rooftop recreational facilities. Not more than one-half of the publicly accessible open space shall be accommodated above street level. Recreational facilities of a minimum expenditure of \$1600 per dwelling unit, which may include such features as swimming pools, exercise rooms, and/or health clubs, subject to Sect 16-604, shall also be required. Such recreational facilities shall be provided on site or the Board may approved the facilities on land that is not part of the subject PTC District rezoning. This expenditure shall not apply to any ADUs in the development.
7. An approved parking plan shall be required for all PTC rezoning applications. The minimum and maximum parking requirements shall be determined by use, type of dwelling unit, bedroom count per dwelling unit, and/or proximity to metro stations entrance(s) as set forth in intensity tiers of the comprehensive plan. For a use not specified in this table, the parking rates specified in Article 11 shall serve as the maximum parking rate in TOD areas, with no minimum required parking rate. In Non-TOD areas, 85% of the rate specified shall serve as the minimum required parking rate and 110% of the rate shall serve as the maximum required parking rate. The Board may reduce the minimum required parking in both the TOD and Non-TOD areas when an applicant has demonstrated that the reduction is in furtherance of the goals of the TCUC. ***[NOTE: The amendment is advertised to allow the Board to establish minimum and/or maximum parking rates for any use that falls between zero parking spaces and 5 parking spaces per unit of measure. However, staff recommends the parking rates set forth in the staff report.]*** Subject to approval of a parking redesignation plan pursuant to Par. 12 of Sect. 11-102, for an existing use located in the TCUC that is not the subject of a PTC rezoning request, the owner may voluntarily elect to comply with the PTC parking regulations such that the parking is at a rate between the minimum required by the applicable provisions of the Zoning Ordinance and the minimum rates specified for the PTC District.
8. Loading space requirements shall be determined at the time of rezoning based on the proposed uses, but shall be fully enclosed and integrated into buildings when located in TOD areas. No additional parking shall be required for a change of use that is in substantial conformance with the approved final development plan. Parking may be provided on-site or off-site, as approved by the Board, provided evidence of permission is granted for off-site parking.
9. Site plans or minor site plans may be filed concurrently with a rezoning, special exception, or special permit, but cannot be approved prior to the rezoning, special exception or special permit.
10. Landscaping and screening requirements of Article 13 shall apply as follows: Part 1 shall be applicable, Part 2 shall apply except where the comprehensive plan sets forth streetscape standards, Part 3 shall apply to peripheral boundary of the TCUC.

11. The following existing provisions shall also apply to the PTC District: Sect. 2-412, Par. 1A(2), 2C(3), 3A(1) and 5A(1) of Sect. 2-514; Par. 8 of Sect. 16-401; Par. 4A(7)(d) of Sect. 16-403; Sect. 16-404; Par. 3 of Sect. 18-211.
12. A public agency or County recognized redevelopment organization or authority may make application for a comprehensive plan of signage or off-site directional signs in the TCUC.
13. A rezoning to the PTC District shall include certain submission requirements, including a plan and additional documentation to support the requested rezoning. The proposed submission requirements reflect the need for sufficient information in order for the Board to evaluate the proposal in the context of the Comprehensive Plan recommendations and Zoning Ordinance provisions.
14. The fee for a rezoning to the PTC District shall be \$26,640 plus \$885/acre when filed with a conceptual development plan or \$26,640 plus \$1,305/acre when filed with a concurrent conceptual and final development plan. The fee for a final development plan for an application property in the PTC District shall be \$13,320 plus \$420/acre.

Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia, 22035. For the convenience of the public, access to the full text is available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **HUNTER MILL AND PROVIDENCE DISTRICTS.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 21, 2010

CONSENT AGENDA ITEM: CONCUR

FS-M09-59 – Clearwire, 5501 Seminary Road (Deadline: 8/06/10)

ST05-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (TYSONS CORNER)
ZONING ORDINANCE AMENDMENT (PTC - PLANNED TYSONS CORNER URBAN DISTRICT)
(Staff: Matthew Ladd) **DEFER D/O to 5/12/10**

1. Rob Jackson, President
McLean Citizens Association
6728 Baron Road
McLean, VA 22101
2. Stu Mendelsohn, Chairman
Fairfax Chamber of Commerce
8230 Old Courthouse Road
Vienna, VA 22182
3. Keith Turner, Senior Vice President
West*Group
1600 Anderson Road
McLean, VA 22102
4. Rob Whitfield
Dulles Corridor Users Group
10740 Parkridge Boulevard, Suite 110
Reston, VA 20191
5. Chris Brigham, President
Dittmar Company
8321 Old Courthouse Road, Suite 300
Vienna, VA 22182
6. Martin D. Walsh, Esquire
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201
7. Timothy Smith, Senior Vice President
LCOR, Inc.
6550 Rock Spring Drive, Suite 280
Bethesda, MD 20817
8. Don McIlvaine, General Manager
Ravensworth Properties, LLC
5240 Port Royal Road, Suite 211
Springfield, VA 22151
9. Tony Calabrese, Esquire
Cooley Godward Kronish LLP
11951 Freedom Drive
Reston, VA 20190
10. Jill Switkin Parks, Esquire
Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190
11. Stella Koch
Audubon Naturalist Society
1056 Manning Street
Great Falls, VA 22066
12. Cris Janoski
Citizens for Traffic Calming on Old Courthouse
Road
306 Old Courthouse Road
Vienna, VA 22180
13. Neil Sullivan, Director, Acquisitions & Dev.
Sunburst Hospitality Corporation
10770 Columbia Pike, Suite 200
Silver Spring, MD 20901
14. Richard Rose, speaking on behalf of SAIC
Lincoln Property Company
200 Fairbrook Drive, Suite 101
Herndon, VA 20170
15. Matt McBay
McBay Tysons, LLC
8338 Leesburg Pike
Vienna, VA 22102
16. Scott Adams, Esquire, with McGuire Woods LLP
Speaking on behalf of Freddie Mac
8200, 8250, & 8100 Jones Branch Drive
McLean, VA 22102
17. Mark Tipton
3018 Hickory Grove Court
Fairfax, VA 22031

AGENDA/SPEAKERS LIST

Wednesday, April 21, 2010, 7:30 p.m.

ST05-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (TYSONS CORNER) **Continued**
ZONING ORDINANCE AMENDMENT (PTC - PLANNED TYSONS CORNER URBAN DISTRICT)

18. Stewart Schwartz
Coalition for Smarter Growth
4000 Albermarle Street, NW, Suite 310
Washington, D.C. 20016
19. Ted Alexander
Greater Tysons Citizens Coalition
7255 McLean Commons Lane
McLean, VA 22101
20. M. Jane Seeman, Mayor
Town of Vienna
127 Center Street, South
Vienna, VA 22180
21. Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201
22. Matthew J. McCulloch
Dolley Madison Apartments at Tysons
1805 Wilson Lane
McLean, VA 22102
23. Sally Horn
7837 Montvale Way
McLean, VA 22102
24. Mark Meana, Chairman
Fairfax County Athletic Council
2886 Kelly Square
Vienna, VA 22181
25. Pamela Kondé, President
Greater Tysons Green Civic Association
173 Key West Lane
Vienna, VA 22182
26. Harold Leff, Vice Chairman
Fairfax County Athletic Council
2810 Reign Street
Herndon, VA 20171
27. Bill Szymanski
Greater Carters Green Association
8607 Coral Gables Lane
Vienna, VA 22182
28. James McEwen
Ashgrove Estates Home Owners Association
1627 Irvin Street
Vienna VA 22182
29. Phyllis Lauber
Greater Tysons Green Civic Association
1720 Paisley Blue Court
Vienna, VA 22182
30. Bruce Wright
Fairfax Advocates for Better Bicycling
2079 Cobblestone Lane
Reston, VA 20191
31. Bob Stoddard
Washington Real Estate Investment Trust
6110 Executive Boulevard, Suite 800
Rockville, MD 20852
32. Mark Krikstan, Artistic Director
1st Stage Tysons
1524 Spring Hill Road
McLean, VA 22102
33. John McGranahan, Jr., Esquire
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102
34. Lawrence Medric
1731 Key West Lane
Vienna, VA 22182
35. David Lee
1732 Key West Lane
Vienna, VA 22182
36. Roger Diedrich
Sierra Club – Great Falls Group
3322 Prince William Drive
Fairfax, VA 22031
37. Larry Murphy, Chairman
Public Policy Committee for the ViennaTysons
Regional Chamber of Commerce
513 Maple Avenue, West
Vienna, VA 22180

AGENDA/SPEAKERS LIST

Wednesday, April 21, 2010, 7:30 p.m.

ST05-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (TYSONS CORNER) **Continued**
ZONING ORDINANCE AMENDMENT (PTC - PLANNED TYSONS CORNER URBAN DISTRICT)

- | | |
|---|---|
| 38. Steven Bruckner, Conservation Chairman
Sierra Club – Great Falls Group
8620 Polk Street
McLean, VA 22102 | 45. Tom Salvetti
1734 Key West Lane
Vienna, VA 22182 |
| 39. Martha Harris
Rotonda Condominium's Community
Liaison Committee
8360 Greensboro Drive, Unit 224
McLean, VA 22102 | 46. Mike Thompson, Jr., Springfield Representative
Fairfax County Athletic Council
6307 Buffie Court
Burke, VA 22015 |
| 40. Douglas Stewart
Sierra Club – Great Falls Group
10822 Maple Street
Fairfax, VA 22030 | 47. Evan Pritchard, Esquire, with Walsh, Colucci
Speaking on behalf of The Matan Companies
1750 Old Meadow Road
McLean, VA 22102 |
| 41. Mike Champness, Dranesville Rep.
Fairfax County Athletic Council
8200 Hunting Hill Lane
McLean, VA 22102 | 48. Harry Glasgow, Vice Chairman
Fairfax County Park Authority Board
8509 Accotink Road
Lorton, VA 22079 |
| 42. Phillip Ellis, Sustainable Metro D.C.
Coordinator
Sierra Club – Great Falls Group
718 Oronoco Street
Alexandria, VA 22314 | 49. Charles Hall, Land Use Chair
Providence District Council
9577 Blake Park Court
Fairfax, VA 22031 |
| 43. Ethan Sanderson
Tysons Townes Homeowners Association
8613 Raglan Road
Vienna, VA 22182 | 50. Mark Zetts
6640 Kirby Court
Falls Church, VA 22043 |
| 44. Lynne Strobel, Esquire
Walsh Colucci Lubeley Emrich & Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201 | 51. Julie Clemente
Clemente Development Company
8500 Leesburg Pike, Suite 600
Vienna, VA 22182 |
| | 52. Louis Freeman
6800 Fleetwood Road, Apt. 1107
McLean, VA 22101 |
| | 53. Shane Robinson
Tysons Tomorrow
1760 Old Meadow Road, Suite 500
McLean, VA 22102 |

Posted: 2/17/10
Revised: 4/23/10

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, April 22, 2010

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

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

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PCA 2002-PR-016-2/ FDPA 2002-PR-016-2 (Providence)	Park Crest SPE Phase 1, LLC NW Quadrant of intersection of West Park Dr. & Park Run Dr. (for mixed use – residential and retail)	S. Lin	APPROVAL REC APPROVED (from 12/11/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PRC 86-C-121-02/ CPA 86-C-121-12 (Hunter Mill)	RAJ Development, LLC (NE corner of intersection of New Dominion Parkway & Explorer St)(for multi-family residential, Retail & childcare center)	S. Lin	APPROVAL REC APPROVAL REC (from 2/4/10)
SE 2009-LE-024 (Lee)	Knowledge Learning Corp. d/b/a Kindercare Learning Centers 7136 Telegraph Rd (child care center)	B. Cho	APPROVAL REC (from 5/5/10)
RZ 2009-PR-005 (Providence)	Anthony Casolaro Residential (N. side Elm Place between Sandburg St & Arden St)	K. G-Sobers	D/O to 4/29/10 (from 3/18/10)
SE 2009-LE-028 (prev. SEA 81-L-004) (Lee)	Knowledge Learning Corporation Amend SE 81-L-004 previously approved for school and child care center to permit change	S. Lin	APPROVAL REC (from 3/18/10)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
SE 95-S-065 (Springfield)	David L. Hunter (S. of Compton Rd approx. 100' S. of Terminus of Luton Hill Way) (for Cluster Subdivision)	T. Strunk	DEF INDEF
RZ 2010-SU-001 (Sully)	Board of Supervisor's Own Motion N. side of Lee Hiway, W. side Summit St & E. side Sully Rd (for residential)	T. Strunk	P/H to 5/27/10
North County APR (Dranesville)	Rt. 28 CIT Station Area - North Side (North County APRs# 08-III-7UP, 08-III-11UP, 08-III-12UP)	C. Johnson	D/O to 4/29/10
RZ 2009-HM-019/ FDP 2009-HM-019 (Hunter Mill)	Comstock Reston Station Holdings 11465 Sunset Hills Road, near Wiehle Avenue (From I-4 to PDC for office, hotel, residential and support retail uses)	W. O'Donnell	D/O to 4/29/10

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, APRIL 22, 2010

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

APR #08-III-7UP – Concerns 4.16 acres (Tax Map 15-2((1))16) planned for office, research and development, hotel, or conference center at an intensity up to .50 FAR with conditions, and with an option for mixed use at higher intensity. **DRANESVILLE DISTRICT. D/O to 4/29/10**

APR #08-III-11UP – Concerns 25.49 acres (Tax Map 15-2((1))15, 17) planned for institutional use with an option for residential and non-residential mixed use at an intensity up to 1.0 FAR. **DRANESVILLE DISTRICT. D/O to 4/29/10**

APR #08-III-12UP – Concerns 21.99 acres (Tax Map 15-2((1))1-5, 16; 16-1((1))4, 4A, 4B) which is planned in part for office, research and development, hotel or conference center with community serving retail at an intensity up to .50 FAR and in part for office, research, and development up to .25 FAR. As an option, mixed use at a higher intensity may be appropriate subject to transit implementation. **DRANESVILLE DISTRICT. D/O to 4/29/10**

RZ/FDP 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LC – Appls. to rezone from I-4 to PDC to permit transit-oriented mixed-use development with an overall Floor Area Ratio (FAR) of 2.5 including ADU, WFH, and bonus density and approval of the conceptual and final development plans. Block 2 is located on the S. side of Sunset Hills Road approx. 300 ft. from its intersection with Isaac Newton Sq. W. and Block 1 is located in the N.W. quadrant of the intersection of Wiehle Ave. and Dulles Airport Access Road on approx. 12.47 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 17-4 ((1)) 17A and 17-4 ((24)) 3. **HUNTER MILL DISTRICT. D/O to 4/29/10**

PCA 2002-PR-016-02/FDPA 2002-PR-016-02 – PARK CREST SPE PHASE I, L.L.C. – Appls. to amend the proffers, conceptual, and final development plans for RZ 2002-PR-016 previously approved for mixed-use development to permit residential and retail development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.0 and a maximum of 1,354 multi-family dwelling units. Located in the N.W. quadrant of the intersection of West Park Dr. (Rt. 5601) and Park Run Dr. (Rt. 6062) on approx. 13.54 ac. of land zoned PRM. Comp. Plan Rec: Mixed Use. Tax Map 29-4 ((7)) A6, A9; 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, and 1919; 29-4 ((14)) C1 and 1C. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2009-LE-024 – KNOWLEDGE LEARNING CORPORATION D/B/A KINDERCARE LEARNING CENTERS – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a change in permittee for an existing child care center and private school of general education. Located at 7136 Telegraph Road on approx 28,828 sq. ft. of land zoned R-1 and R-5. Tax Map 91-4 ((1)) 12 and 8A pt. **LEE DISTRICT. APPROVAL RECOMMENDED**

RZ 2009-PR-005 – ANTHONY CASOLARO – Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.5 dwelling units per acre (du/ac). Located on the N. side of Elm Pl. between Sandburg St. and Arden St. on approx. 1.33 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4 ((1)) 116. **PROVIDENCE DISTRICT. D/O to 4/29/10**

SE 2009-LE-028 – KNOWLEDGE LEARNING CORPORATION D/B/A KINDERCARE LEARNING CENTERS – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 81-L-004 previously approved for a school and child care center to permit a change in permittee. Located at 6318 May Blvd. on approx. 4.36 ac. of land zoned R-3. Tax Map 82-3 ((1)) 38; 82-3 ((11)) 45 and 46. **LEE DISTRICT. APPROVAL RECOMMENDED**

PRC 86-C-121-02 – RAJ DEVELOPMENT, LLC – Appl. to approve the PRC plan associated with RZ 86-C-121 to permit multifamily residential, retail, and child care center uses. Located in the N.E. corner of the intersection of New Dominion Pkwy. and Explorer St. on approx. 1.61 ac. of land zoned PRC. Tax Map 17-1 ((17)) 3. (Concurrent with CPA 86-C-121-12). **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

CPA 86-C-121-12 – RAJ DEVELOPMENT, LLC – Appl. to amend CP 86-C-121 for RZ 86-C-121 to permit multifamily residential, retail, and child care center and associated modifications to site design. Located in the N.E. corner of the intersection of New Dominion Pkwy. and Explorer St. on approx. 1.61 ac. of land zoned PRC. Tax Map 17-1 ((17)) 3. (Concurrent with PRC 86-C-121-02). **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

Posted: 4/22/10
Revised: 4/22/10

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 22, 2010

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

DECISIONS ONLY:

PCA 2002-PR-016-02 – PARK CREST SPE PHASE I, LLC (P/H on 4/14/10) – **APPROVAL REC**
FDPA 2002-PR-016-02 – PARK CREST SPE PHASE I, LLC “ ” – **APPROVED**

DEFERRALS:

2008-2009 NORTH COUNTY AREA PLANS REVIEW (APR) - ROUTE 28/CIT – **D/O to 4/29/10**
METRO STATION AREA - NORTH SIDE (APR Items 08-III-7UP, 08-III-11UP,
and 08-III-12UP) (Dranesville) (P/H on 3/18/10)

RZ/FDP 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LC – **D/O to 4/29/10**
(P/H on 3/25/10)

CONSENT AGENDA ITEM: CONCUR

FS-S09-196 – Clearwire, 9017 Armendown Drive (Deadline: 6/7/10)

FEATURES SHOWN: CONCUR

FS-H10-5 – T-Mobile Northeast LLC, 11450 North Shore Drive (Deadline: 6/22/10)
FS-S09-195 – Clearwire, 7000 Cottontail Court (Deadline: 7/31/10)
FS-S10-6 – DPWES (I-66 Workers Facility), 4618 West Ox Road (Deadline: 9/28/10)

CPA 86-C-121-12/PRC 86-C-121-02 – RAJ DEVELOPMENT, LLC – **APPROVAL REC**
(Hunter Mill) (Staff: Suzanne Lin)

NO SPEAKERS

SE 2009-LE-028 – KNOWLEDGE LEARNING CORPORATION d/b/a – **APPROVAL REC**
KINDERCARE LEARNING CENTERS (Staff: Suzanne Lin)

NO SPEAKERS

SE 2009-LE-024 – KNOWLEDGE LEARNING CORPORATION d/b/a – **APPROVAL REC**
KINDERCARE LEARNING CENTERS (Staff: Brenda Cho)

NO SPEAKERS

RZ 2009-PR-005 – ANTHONY CASOLARO – **D/O to 4/29/10**
(Staff: Kelli Goddard-Sobers)

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, APRIL 28, 2010**

NOTE: This meeting will NOT take place since the public hearing on the Comprehensive Plan and Zoning Ordinance Amendments for Tysons Corner was completed on Wednesday, April 21, 2010.

Posted: 2/17/10
Revised: 4/30/10

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, April 29, 2010

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
North County APR (Dranesville)	Rt. 28 CIT Station Area - North Side (North County APRs# 08-III-7UP, 08-III-11UP, 08-III-12UP)	C. Johnson	D/O to 5/5/10 (P/H on 3/18/10) (D/O from 3/25/10) (D/O from 4/22/10)
RZ 2009-HM-019/ FDP 2009-HM-019 (Hunter Mill)	Comstock Reston Station Holdings 11465 Sunset Hills Road, near Wiehle Avenue (From I-4 to PDC for office, hotel, residential and support retail uses)	W. O'Donnell	APPROVAL REC APPROVED (P/H on 3/25/10) (D/O from 4/14/10) (D/O from 4/22/10)
RZ 2009-PR-005 (Providence)	Anthony Casolaro Residential (N. side Elm Place between Sandburg St & Arden St)	K. G-Sobers	APPROVAL REC (PH on 4/22/10)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 80-S-103-03 (Springfield)	FLO TV Inc. 6199 Old Arrington Lane (to permit site modifications)	C. DeManche	APPROVAL REC (from 3/31/10) (from indef def)
PCA C-448-33/ PCA 85-L-101-5 (Lee)	Kingstowne Residential Owners Corp. (n. side Summer Ridge Rd w. of intersection w/ Chewell Lane) (to permit transfer of ownership from Stormwater Mgmt. Facilities to DPWES) (previously, PCA 84-L-020-24/PCA 85-L-101-5)	S. Williams	APPROVAL REC (from 4/14/10)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2009-HM-017 (Hunter Mill)	Nugget Joint Venture (South Side of Dulles Airport Access Road and West Side of Dulles Station Blvd..)	W. O'Donnell	DEF INDEF
SE 2007-SP-035 (Springfield)	Masood Said (9121 Silverbrook Rd, Fairfax Station) (for day care center w/ 99 children/10 employees)	S. Battista	DEF INDEF (from 2/18/10)
FDPA A-320 (Braddock)	Danbury Forest Community Assn. (for residential development to permit building Additions and site modifications)	S. Zottl	P/H to 6/2/10 (from 1/7/10)
PRC 86-C-121-03 (Hunter Mill)	Reston Excelsior LLC (NE intersection of Dulles Toll Rd. & Reston Pkwy.) (For PRC plan approval-2 multi-family residential bldgs.)	S. Williams	P/H to 6/24/10

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, APRIL 29, 2010

- 7:30 p.m.** The Environment Committee will meet in the Board Conference Room of the Government Center to receive a presentation on stormwater management.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

RZ/FDP 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LC – Appls. to rezone from I-4 to PDC to permit transit-oriented mixed-use development with an overall Floor Area Ratio (FAR) of 2.5 including ADU, WFH, and bonus density and approval of the conceptual and final development plans. Block 2 is located on the S. side of Sunset Hills Road approx. 300 ft. from its intersection with Isaac Newton Sq. W. and Block 1 is located in the N.W. quadrant of the intersection of Wiehle Ave. and Dulles Airport Access Road on approx. 12.47 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 17-4 ((1)) 17A and 17-4 ((24)) 3.

HUNTER MILL DISTRICT. APPROVAL RECOMMENDED

APR #08-III-7UP – Concerns 4.16 acres (Tax Map 15-2((1))16) planned for office, research and development, hotel, or conference center at an intensity up to .50 FAR with conditions, and with an option for mixed use at higher intensity. **DRANESVILLE DISTRICT. D/O to 5/5/10**

APR #08-III-11UP – Concerns 25.49 acres (Tax Map 15-2((1))15, 17) planned for institutional use with an option for residential and non-residential mixed use at an intensity up to 1.0 FAR. **DRANESVILLE DISTRICT. D/O to 5/5/10**

APR #08-III-12UP – Concerns 21.99 acres (Tax Map 15-2((1))1-5, 16; 16-1((1))4, 4A, 4B) which is planned in part for office, research and development, hotel or conference center with community serving retail at an intensity up to .50 FAR and in part for office, research, and development up to .25 FAR. As an option, mixed use at a higher intensity may be appropriate subject to transit implementation. **DRANESVILLE DISTRICT. D/O to 5/5/10**

RZ 2009-PR-005 – ANTHONY CASOLARO – Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.5 dwelling units per acre (du/ac). Located on the N. side of Elm Pl. between Sandburg St. and Arden St. on approx. 1.33 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4 ((1)) 116. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA C-448-33 – KINGSTOWNE RESIDENTIAL OWNERS CORP. – Appl. to amend the proffers for RZ C-448 previously approved for residential development to permit the transfer of ownership and maintenance obligations of stormwater management facilities to Fairfax County Department of Public Works and Environmental Services (DPWES). Located at Basin 1, Basin 2, Basin 4, Basin 5, Basin 6, Basin F, and Kingstowne Lake (all located within Kingstowne Community) on approx. 13.02 ac. of land zoned PDH-4. Comp. Plan Rec: Mixed Use. Tax Map 81-4 ((38)) 74 pt.; 91-2 ((1)) 26I pt., 28A1, 29B pt.; 91-3 ((1)) 63D pt., 64B pt.; 91-3 ((11)) 7pt., 9 pt., 40 pt.; 91-4 ((1)) 1H pt.; 91-4 ((9)) 10 pt. and 91-4 ((9)) (30) G1 pt. (Concurrent with PCA 85-L-101-5.) **LEE DISTRICT. APPROVAL RECOMMENDED**

PCA 85-L-101-5 – KINGSTOWNE RESIDENTIAL OWNERS CORP. – Appl. to amend the proffers for RZ 85-L-101 previously approved for residential development to permit the transfer of ownership and maintenance obligations of stormwater management facilities to Fairfax County Department of Public Works and Environmental Services (DPWES). Located at Basin 3 (located within Kingstowne Community) on approx. 2.47 ac. of land zoned PDH-4. Comp. Plan Rec: Mixed Use. Tax Map 91-4 ((9)) 10 pt and 91-4 ((9)) (30) G1 pt. (Concurrent with PCA C-448-33.) **LEE DISTRICT. APPROVAL RECOMMENDED**

SEA 80-S-103-03 – FLO TV INC. – Appl. under Sect. 3-0C04 of the Zoning Ordinance to amend SE 80-S-103 previously approved for a telecommunications facility to permit modifications to site design and development conditions. Located at 6199 Old Arrington Lane On approx. 5.44 ac. of land zoned R-C and WS. Tax Map 77-3 ((1)) 1A. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

Posted: 4/29/10
Revised: 4/30/10

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 29, 2010

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

DECISIONS ONLY:

2008-2009 NORTH COUNTY AREA PLANS REVIEW (APR) ROUTE 28 / CIT – **D/O to 5/5/10**
METRO STATION AREA – NORTH SIDE (APR Items 08-III-7UP, 08-III-11UP,
and 08-III-12UP) (Dranesville District) (P/H on 3/18/10)

RZ 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LC – **APPROVAL REC**
FDP 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LC – **APPROVED**
(P/H on 3/25/10)

RZ 2009-PR-005 – ANTHONY CASOLARO – **APPROVAL REC**
(P/H on 4/22/10)

CONSENT AGENDA ITEMS: CONCUR

FS-H09-110 – Clearwire, 2003 Edmund Halley Drive
FS-Y09-113 – Clearwire, 3080 Centreville Road

FEATURES SHOWN: CONCUR

FS-D09-55 – AT&T, 1927 Pimmit Drive (Deadline: 4/30/10)
FSA-P08-108-1 – T-Mobile Northeast LLC, 1800 Tysons Boulevard (Deadline: 5/14/10)
FSA-S08-101-1 – FLO TV, 6199 Old Arrington Lane (w/ *SEA 80-S-103-02*) (Deadline: 5/20/10)
FS-B10-09 – Clearwire, 7171 Wimsatt Road (Deadline: 6/10/10)
FS-B09-83 – Clearwire, 5035 Sideburn Road (Deadline: 6/14/10)

PCA C-448-33 & PCA 85-L-101-5 – KINGSTOWNE RESIDENTIAL OWNERS – APPROVAL REC
CORPORATION (Staff: St. Clair Williams)

1. Kathleen Snyder, President
Kingstowne Residential Owners Corp.
6090 Kingstowne Village Parkway
Alexandria, VA 22315

SEA 80-S-103-03 (w/ FSA S08-101-1) – FLO TV INC. – APPROVAL REC
FSA S08-101-1 – FLO TV, INC.
(Staff: Christopher DeManche)

NO SPEAKERS