

February 2009

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

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2	3	4 <i>View Agenda</i> <i>View Speakers List *</i>	5 No Planning Commission Meeting	6	7
8	9	10	11 <i>View Agenda</i> <i>View Speakers List *</i>	12 <i>View Agenda</i> <i>View Speakers List *</i>	13	14 
15	16 	17	18 <i>View Agenda</i> <i>View Speakers List *</i>	19 No Planning Commission Meeting	20	21
22	23	24	25 No Planning Commission Meeting	26 <i>View Agenda</i> <i>View Speakers List *</i>	27	28

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: 12/10/08
Revised: 2/5/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 4, 2009

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

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2008-LE-001	Hilltop	S. Williams	D/O to 2/12/09
RZ 2008-LE-002			<i>(from 12/3/09)</i>
RZ /FDP 2008-MD-003			
SEA 2005-LE-027			
SEA 78-L-074-6			

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 94-P-040 <i>(Providence)</i>	RP MRP, Tysons, LLC <i>(7940 Jones Branch Dr.) (For restaurant use)</i>	S. Lin	P/H to 4/15/09 <i>(from 11/19/08)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 4, 2009

7:00 p.m. The Fort Belvoir/Base Realignment & Closure Committee met in the Board Conference Room of the Fairfax County Government Center to discuss Force Protection Standards in the planning and development process.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2008-LE-001 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. to rezone from I-3 and NR to R-1 and NR to include this land within an existing golf course. Located in the N.E. quadrant of the intersection of Beulah St. and Telegraph Rd. on approx. 0.73 ac. of land. Comp. Plan Rec: Private Recreation with option for residential development. Tax Map 100-1 ((1)) 9 pt. (Concurrent with SEA 2005-LE-027 and associated with RZ 2008-LE-002, SEA 78-L-074-06, RZ 2008-MD-003, and FDP 2008-MD-003.) **LEE DISTRICT. D/O TO 2/12/09**

RZ 2008-LE-002 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. to rezone from I-3 and NR to R-1 and NR to permit continuation of existing landfill and future recreation facilities. Located N.E. of Beulah St. approx. 1,000 ft. N. of its intersection with Telegraph Rd. on approx. 3.51 ac. of land. Comp. Plan Rec: Private Recreation with option for residential development. Tax Map 100-1 ((1)) 9 pt. (Concurrent with SEA 78-L-074-06 and associated with RZ 2008-LE-001, SEA 2005-LE-027, RZ 2008-MD-003, and FDP 2008-MD-003.) **LEE DISTRICT. D/O TO 2/12/09**

SEA 78-L-074-06 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 78-L-074 previously approved for a landfill to permit reduction of land area, continuation of existing landfill, to establish quasi-public recreation facilities in future, and associated modifications to site design and development conditions. Located on the E. side of Beulah St. approx. 1,000 ft. N. of its intersection with Telegraph Rd. on approx. 64.78 ac. of land zoned R-1 and NR. Tax Map 100-1 ((1)) 9 pt. (Concurrent with RZ 2008-LE-002 and associated with RZ 2008-LE-001, SEA 2005-LE-027, RZ 2008-MD-003, and FDP 2008-MD-003.) **LEE DISTRICT. D/O TO 2/12/09**

SEA 2005-LE-027 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 2005-LE-027 previously approved for a golf course to permit an increase in land area and modifications to site design and development conditions. Located at 7836, 7928, and 7950 Telegraph Rd. on approx. 82.14 ac. of land zoned R-1 and NR. Tax Map 100-1 ((1)) 9 pt. 17 and 23A pt. (Concurrent with RZ 2008-LE-001 and associated with RZ 2008-LE-002, SEA 78-L-074-06, RZ 2008-MD-003, and FDP 2008-MD-003.) **LEE DISTRICT. D/O TO 2/12/09**

RZ 2008-MD-003/FDP 2008-MD-003 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appls. to rezone from I-3, R-1, and NR to PDC and NR to permit mixed-use development, office, retail, large retail establishment with an overall Floor Area Ratio (FAR) of 0.26, and approval of the conceptual and final development plans. Located in the N.E. quadrant of the intersection of Beulah St. and Telegraph Rd. on approx. 33.0 ac. of land. Comp. Plan Rec: Private Recreation with option for mixed-use development. Tax Map 100-1 ((1)) 9 pt., 11A, 11A1, 14, and 15. (Associated with RZ 2008-LE-001, SEA 2005-LE-027, RZ 2008-LE-002, and SEA 78-L-074-06.) **LEE & MOUNT VERNON DISTRICTS. D/O TO 2/12/09**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 5, 2009

7:00 p.m. The Tysons Corner Committee will meet in the Conference Rooms 4/5 of the Fairfax County Government Center to review the first draft of the proposed language in the Comprehensive Plan, for the Tysons Corner area. Subjects of discussion listed below:

- Conceptual Design and Engineering Assessment of Boone Boulevard and Greensboro Drive
- Engineering and Operational Feasibility of additional highway ramps
- Background information on transportation analysis

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, FEBRUARY 5, 2009

Posted: 2/4/09
Revised: 2/5/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 4, 2009

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

RZ 2008-LE-001 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District) **D/O to 2/12/09**
SEA 2005-LE-027 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District) **D/O to 2/12/09**
RZ 2008-LE-002 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District) **D/O to 2/12/09**
SEA 78-L-074-06 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District) **D/O to 2/12/09**
RZ 2008-MD-003 – HILLTOP SAND & GRAVEL COMPANY, INC. (Lee & Mount Vernon Districts)
FDP 2008-MD-003 – HILLTOP SAND & GRAVEL COMPANY, INC. (Lee & Mount Vernon Districts)
(Staff: Cathy Lewis) **D/O to 2/12/09**

- | | |
|---|---|
| 1. Jim Wessels
7809 Morning Glen Lane
Alexandria, VA 22315 | 5. Chris Allan, President
Pioneer Baseball/Softball League
P.O. Box 151311
Alexandria, VA 22315 |
| 2. Cynthia Smith
Newington Civic Association
6713 Catskill Road
Lorton, VA 22079 | 6. H. Jay Spiegel
8778 Thomas J Stockton Parkway
Alexandria, VA 22308 |
| 3. Glenn Ovrevik, President
Telegraph Road Citizens Association
7912 Telegraph Road
Alexandria, VA 22315 | 7. Nathaniel Wilson, Chairman
Mount Vernon-Lee Chamber of Commerce
8804-D Pear Tree Village Court
Alexandria, VA 22309 |
| 4. Alan Boyd
6603 Winstead Manor Court
Lorton, VA 22079 | 8. Nancy-jo Manney, Executive Director
Greater Springfield Chamber of Commerce
6434 Brandon Avenue, Suite 3A
Springfield, VA 22150 |

Posted: 12/10/08
Revised: 2/12/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 11, 2009

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

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S08-CW-1CP (Countywide)	Roadway Classification Table Update	M. Garcia (DOT)	APPROVAL REC
CSP 2006-SU-025 (Sully)	Comprehensive Sign Plan	C. DeManche	D/O to 2/18/09
AR 90-S-005-2 (Springfield)	Klare, Klare & Klare (e.side Union Mill, n. of Compton)	S. Zottl	APPROVAL REC
AR 80-D-001-3 (Dranesville)	Patowmack Farm, a VA Ltd. Partnership (215 Seneca Road) (Renew A&F District)	S. Zottl	APPROVAL REC
RZ 2008-SP-012 (Springfield)	11-7 Associates, LLC (s. side Lee Highway, e. of intersection w/McKenzie Ave.)(Commercial from R-1 to R-2)	S. Zottl	APPROVAL REC (from 2/12/09)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 74-2-008 (Springfield)	Fairfax Company of Virginia LLC South side of Lee Jackson Memorial Highway East side Legato Rd & north of I-66 (to permit Building additions and site modifications)	T. Strunk	P/H to 3/26/09 (from 11/20/08)
RZ/FDP 2008-HM-016/ PCA 86-C-029-11/ FDPA 86-C-029-08 (Hunter Mill)	THI IV Dulles Airport LLC (W. of Sunrise Valley Dr.; n. side of Dulles Corner Dr.) (To add 18,600 sq. ft. to the ground floor of Hyatt Dulles to update hotel facilities and lobby/entryway layout & remove from Dulles Corner CDP/FDP)	W. O'Donnell	P/H to 3/18/09

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 11, 2009

- 7:00 p.m.** The Housing Committee met with the Fairfax County Redevelopment and Housing Authority in the Board Conference Room of the Fairfax County Government Center to discuss items of mutual interest.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT – S08-CW-1CP – To consider proposed amendments to the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia to update the Roadways by Functional Classification table located in Appendix 1 of the Transportation Section. The proposed revisions include: 1) the correction of Braddock Road (number four) under the Minor Arterials (Type A) heading to read from Backlick Road to Union Mill Road; 2) deletion of Baron Cameron Avenue (number seven) under the Minor Arterials (Type B) heading; and 3) the renumbering of roadways under the Minor Arterials (Type B) heading after the deletion of Baron Cameron Avenue. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>, two weeks prior to the public hearing.

COUNTYWIDE. APPROVAL RECOMMENDED

AR 80-D-001-03 – EDITH W. SPALDING, SIDNEY P. SPALDING, JR., & ORLANDO W. SPALDING, TRUSTEES; & PATOWMACK FARM, A VIRGINIA LIMITED PARTNERSHIP – Appl. authorized by Chapter 114 (County Code), effective June 30, 1983. Located at 215 Seneca Rd. on approx. 469.98 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 2-2 ((1)) 6A; 3-1 ((1)) 3Z, 4Z, 5Z; 3-3 ((1)) 1Z; 3-4 ((1)) 2 and 3. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

RZ 2008-SP-012 – 11-7 ASSOCIATES, LLC – Appl. to rezone from R-1 to C-2 to permit commercial development (office) with an overall Floor Area Ratio (FAR) of 0.22. Located on the S. side of Lee Hwy. E. of its intersection with McKenzie Ave. on approx. 2.09 ac. of land. Comp. Plan Rec: Office. Tax Map 56-2 ((1)) 66. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

AR 90-S-005-02 – STEPHEN W. & KAREN KLARE, KRISTIN KLARE, ALESIA G. & BRIAN A. KLARE – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the E. side of Union Mill Rd. N. of Compton Rd. on approx. 20.12 ac. of land zoned R-1 and WS. A&F District Advisory Committee Rec.: Approve. Tax Map 74-2 ((1)) 23Z and 75-1 ((1)) 35Z. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, February 11, 2009

Page 2

CSP 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS, LLC & COMMON-WEALTH CENTRE INVESTORS II, LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ/FDP 2006-SU-025. Located in the N.E. quadrant of Westfields Blvd. and Sully Rd. on approx. 97.6 ac. of land zoned PDC and WS. Tax Map 44-1 ((1)) 6, 6B, 6C, and 6D. **SULLY DISTRICT. D/O TO 2/18/09**

Posted: 2/11/09
Revised: 2/12/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 11, 2009

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

FEATURE SHOWN: CONCUR

FS-V08-121 – Cricket Communications, 8905 Ox Road (Deadline: 4/06/09)

S08-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (ROADWAY CLASSIFICATION TABLE UPDATE) – **APPROVAL REC**
(Commissioner Sargeant)
(Staff: Michelle O’Hare)

NO SPEAKERS

AR 80-D-001-3 – PATOWMACK FARM, A VIRGINIA LTD. PARTNERSHIP – **APPROVAL REC**
(Staff: Suzianne Zottl)

1. Bret Leslie
9929 Woodrow Street
Vienna, VA 22181

AR 90-S-005-2 – KLARE, KLARE & KLARE (Staff: Suzianne Zottl) – **APPROVAL REC**

NO SPEAKERS

CSP 2006-SU-025 – COMMONWEALTH INVESTORS, LLC – **D/O TO 2/18/09**
(Staff: Christopher DeManche)

NO SPEAKERS

RZ 2008-SP-012 – 11-7 ASSOCIATES, LLC (Staff: Suzianne Zottl) – **APPROVAL REC**

- | | |
|--|--|
| 1. Walter Williams
Estates at Leewood HOA
4490 Arniel Place
Fairfax, VA 22030 | 4. Daniel Wang
11706 Fairfax Estates Drive
Fairfax, VA 22030 |
| 2. Annie Allison
186 MacGregor Ridge Rd.
Stafford, VA 22554 | 5. Karen Fitton
4501 Arniel Place
Fairfax, VA 22030 |
| 3. Stuart Allison
186 MacGregor Ridge Rd.
Stafford, VA 22554 | |

Posted: 12/10/08
Revised: 2/12/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 12, 2009

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 90-M-003-3 (Mason)	Montessori School of Northern Virginia (6820 Pacific Lane) (for building Additions, change in development conditions & Site modifications)	T. Strunk	D/O to 2/18/09 (P/H on 1/15/09)
RZ 2008-LE-001 RZ 2008-LE-002 RZ 2008-MD-003 FDP 2008-MD-003 SEA 2005-LE-027 SEA 78-L-074-6	Hilltop Sand & Gravel Company (Hilltop Village Center)(mixed use development)	S. Williams (P/H on 2/4/09)	APPROVAL REC APPROVAL REC APPROVAL REC APPROVED APPROVAL REC APPROVAL REC

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2007-LE-007/ FDP 2007-LE-007 (Lee)	Franconia Two LP (Vornado Realty Trust) (6717/6500/6699 Frontier Dr; 6600-6592 Springfield Mall) (from C-7 to PDC for mall, office, Retail, hotel & residential uses)	S. Williams	APPROVAL REC APPROVED (from 10/22/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2008-SP-012 (Springfield)	11-7 Associates, LLC (s. side Lee Highway, e. of intersection w/McKenzie Ave.)(Commercial from R-1 to R-2)	S. Zottl	P/H to 2/11/09 (from 1/8/09)
SE 2008-HM-010 (Hunter Mill)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) (waiver of minimum Lot requirements)	K. Sobers	P/H to 4/30/09 (from 12/11/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 12, 2009

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2008-LE-001 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. to rezone from I-3 and NR to R-1 and NR to include this land within an existing golf course. Located in the N.E. quadrant of the intersection of Beulah St. and Telegraph Rd. on approx. 0.73 ac. of land. Comp. Plan Rec: Private Recreation with option for residential development. Tax Map 100-1 ((1)) 9 pt. (Concurrent with SEA 2005-LE-027 and associated with RZ 2008-LE-002, SEA 78-L-074-06, RZ 2008-MD-003, and FDP 2008-MD-003.) **LEE DISTRICT. APPROVAL REC**

RZ 2008-LE-002 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. to rezone from I-3 and NR to R-1 and NR to permit continuation of existing landfill and future recreation facilities. Located N.E. of Beulah St. approx. 1,000 ft. N. of its intersection with Telegraph Rd. on approx. 3.51 ac. of land. Comp. Plan Rec: Private Recreation with option for residential development. Tax Map 100-1 ((1)) 9 pt. (Concurrent with SEA 78-L-074-06 and associated with RZ 2008-LE-001, SEA 2005-LE-027, RZ 2008-MD-003, and FDP 2008-MD-003.) **LEE DISTRICT. APPROVAL REC**

SEA 78-L-074-06 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 78-L-074 previously approved for a landfill to permit reduction of land area, continuation of existing landfill, to establish quasi-public recreation facilities in future, and associated modifications to site design and development conditions. Located on the E. side of Beulah St. approx. 1,000 ft. N. of its intersection with Telegraph Rd. on approx. 64.78 ac. of land zoned R-1 and NR. Tax Map 100-1 ((1)) 9 pt. (Concurrent with RZ 2008-LE-002 and associated with RZ 2008-LE-001, SEA 2005-LE-027, RZ 2008-MD-003, and FDP 2008-MD-003.) **LEE DISTRICT. APPROVAL REC**

SEA 2005-LE-027 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 2005-LE-027 previously approved for a golf course to permit an increase in land area and modifications to site design and development conditions. Located at 7836, 7928, and 7950 Telegraph Rd. on approx. 82.14 ac. of land zoned R-1 and NR. Tax Map 100-1 ((1)) 9 pt. 17 and 23A pt. (Concurrent with RZ 2008-LE-001 and associated with RZ 2008-LE-002, SEA 78-L-074-06, RZ 2008-MD-003, and FDP 2008-MD-003.) **LEE DISTRICT. APPROVAL REC**

RZ 2008-MD-003/FDP 2008-MD-003 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appls. to rezone from I-3, R-1, and NR to PDC and NR to permit mixed-use development, office, retail, large retail establishment with an overall Floor Area Ratio (FAR) of 0.26, and approval of the conceptual and final development plans. Located in the N.E. quadrant of the intersection of Beulah St. and Telegraph Rd. on approx. 33.0 ac. of land. Comp. Plan Rec: Private Recreation with option for mixed-use development. Tax Map 100-1 ((1)) 9 pt., 11A, 11A1, 14, and 15. (Associated with RZ 2008-LE-001, SEA 2005-LE-027, RZ 2008-LE-002, and SEA 78-L-074-06.) **LEE & MOUNT VERNON DISTRICTS. APPROVAL REC/APPROVED**

SEA 90-M-003-3 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC. – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 90-M-003 previously approved for a private school of general education, nursery school, and child care center to permit an increase in enrollment in students from 135 to a maximum of 179, addition of land area, building additions, and associated modifications to site design and development conditions. Located at 6820 Pacific La. on approx. 3.23 ac. of land zoned R-2. Tax Map 71-2 ((8)) A and 93B. **MASON DISTRICT. D/O to 2/18/09**

ITEM SCHEDULED FOR PUBLIC HEARING

RZ 2007-LE-007/FDP 2007-LE-007 – FRANCONIA TWO LP – Appls. to rezone from C-7, C-8, HC, and SC to PDC, HC, and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.71 and approval of the conceptual and final development plans. Located S. of Franconia Rd., E. of Loisdale Rd., W. of Frontier Dr., and N. of Spring Mall Rd. on approx. 78.52 ac. of land. Comp. Plan Rec: Retail up to 0.50 FAR with option for mixed use up to 1.71 FAR. Tax Map 90-2 ((1)) 81A, 98, and 90-2 ((13)) 1, 2, 3, 4A1, 5A1, and 6. **LEE DISTRICT. APPROVAL REC**

Posted: 2/12/09
Revised: 2/13/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 12, 2009

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

DECISIONS ONLY: APPROVAL RECOMMENDED

RZ 2008-LE-001 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District) (P/H on 2/4/09)
SEA 2005-LE-027 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District)" " "
RZ 2008-LE-002 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District)" " "
SEA 78-L-074-06 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee District)" " "
RZ 2008-MD-003 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee & Mount Vernon)" " "

FDP 2008-MD-003 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee & Mount Vernon)" " "
APPROVED

DEFERRALS:

SEA 90-M-003-3 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA (P/H on 1/15/09) – **D/O to 2/18/09** (Hart)

SE 2008-HM-010 – GEORGE AND CAROLYN SAGATOV – **P/H to 4/30/09**

ADMINISTRATIVE ITEM:

Site Plan #24989-SP-001-2 – 7940 Jones Branch Drive, Tax Map #029-2-15-C2 (Providence District)

CONSENT AGENDA ITEM: CONCUR

FS-S08-126 – Cricket Communications, 13940 Balmoral Greens Avenue near Compton Road (Deadline: 3/01/09)

FEATURES SHOWN: CONCUR

FS-H08-60 – Cricket Communications, 11400 South Lakes Drive (Deadline: 3/16/09)
FS-H08-133 – ICO Satellite Services GP, 11800 Sunrise Valley Drive (Deadline: 3/18/09)
FSA-D97-41-2 – Sprint Nextel, 1350 Beverly Road (The Ashby) (Deadline: 2/22/09)
FS-S08-101 – MediaFLO USA, Inc., 6199 Old Arrington Lane (Deadline: 2/17/09)

RZ 2007-LE-007 - FRANCONIA TWO, LP (VORNADO REALTY TRUST)

FDP 2007-LE-007 - FRANCONIA TWO, LP (VORNADO REALTY TRUST) (Staff: St. Clair Williams)

- | | |
|---|--|
| 1. Dan La May, Board President
Greater Springfield Chamber of Commerce
6434 Brandon Avenue, Suite 3A
Springfield, VA 22150 | 2. Marcos Reizakis
6701 Franconia Road
Springfield, VA 22150 |
|---|--|

Posted: 12/10/08
Revised: 2/19/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 18, 2009

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 90-M-003-3 (Mason)	Montessori School of Northern Virginia (6820 Pacific Lane) (for building Additions, change in development conditions & Site modifications)	T. Strunk	APPROVAL REC (P/H on 1/15/09) (D/O from 2/12/09)
CSP 2006-SU-025 (Sully)	Commonwealth Investors, LLC Comprehensive Sign Plan	C. DeManche	APPROVED (P/H on 2/11/09)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-P08-10 (Tysons East)/ SE 2008-PR-033	Dulles Rail Station Applications (Electrically powered regional rail transit facility & uses in a floodplain)	D. Jillson & S. Lin (from 1/28/09)	APPROVED APPROVAL REC APPROVED
2232-P08-11 (Tysons Central 123)/ SE 2008-PR-035			APPROVAL REC APPROVED
2232-MD08-12 (Tysons Central 7)/ SE 2008-MD-036			APPROVAL REC APPROVED
2232-MD08-13 (Tysons West)/ SE 2008-MD-034			APPROVAL REC APPROVED
2232-H08-14 (Wiehle Ave.) SE 2008-HM-038 (Providence, Dranesville and Hunter Mill Districts)			APPROVAL REC APPROVED APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 2003-MV-033 & FDPA 2003-MV-033 (Mount Vernon)	Lorton Arts Foundation, Inc. E. side Ox Rd, S. of intersection w/ Lorton Rd. (to permit site modifications)	S. Lin	P/H to 3/25/09
SEA 85-L-059-6 (Lee)	BSI Inc. T/A Browne Academy 5917 Telegraph Road (for private school Of general education, nursery school, child care Center and uses in a floodplain to permit increase In land area and site modifications)	K. Goodard- Sobers	P/H to 3/25/09
RZ 2008-LE-014/ SE 2008-LE-028 (Lee)	Opus East, L.L.C. 7800 Backlick Road (hotel & increase in building height)	S. Williams	P/H to 3/25/09
ST06-III-UP2 (Hunter Mill)	Dept. of Planning & Zoning (for Lake Anne Village Center)	H. Merkel	P/H to 3/11/09 (from 6/28/07) (from indef def)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 18, 2009

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the proposed Zoning Ordinance Amendment Work Program for 2009.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SEA 90-M-003-3 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC. – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 90-M-003 previously approved for a private school of general education, nursery school, and child care center to permit an increase in enrollment in students from 135 to a maximum of 179, addition of land area, building additions, and associated modifications to site design and development conditions. Located at 6820 Pacific La. on approx. 3.23 ac. of land zoned R-2. Tax Map 71-2 ((8)) A and 93B. **MASON DISTRICT. APPROVAL RECOMMENDED**

CSP 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS, LLC & COMMONWEALTH CENTRE INVESTORS II, LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ/FDP 2006-SU-025. Located in the N.E. quadrant of Westfields Blvd. and Sully Rd. on approx. 97.6 ac. of land zoned PDC and WS. Tax Map 44-1 ((1)) 6, 6B, 6C, and 6D. **SULLY DISTRICT. APPROVED**

ITEM SCHEDULED FOR PUBLIC HEARING

ST06-III-UP2 – COMPREHENSIVE PLAN AMENDMENT (LAKE ANNE VILLAGE CENTER) – To consider a proposed amendment concerning approximately 34 acres of land surrounding the Lake Anne Village Center generally located in the northeastern quadrant of Reston between Lake Anne and North Shore Drive. Properties on either side of Village Road south of Baron Cameron Avenue are also included. [Tax Map 17-2 ((1)) 2, 2A, 3, 7; 17-2 ((5)) 6D, 6D1; 17-2 ((7)) 6B2, 6B3; 17-2 ((8)) 6C; 17-2 ((14)) (1) 2G; 17-2 ((16)) 1A; 17-2 ((23)) 1,11; 17-2 ((31)) (common area located north of Washington Plaza in the main parking lot and common area southwest of Washington Plaza in the parking lot); 17-2 ((31)) 1645] in the Hunter Mill Supervisor District. The proposed amendment focuses on the area surrounding Washington Plaza which is part of the Lake Anne Village Center Historic Overlay District. The area is currently planned for both commercial and residential use under the PRC District in the Zoning Ordinance. The residential areas are designated as either medium density (14 persons per gross residential acre) or high density (60 persons per gross residential area) on the Reston Master Plan. The village center is planned for neighborhood retail use up to .25 FAR, integrated with accessory office uses, community services, and residential development. The Plan amendment is designed to foster the revitalization of the Lake Anne Village Center and adjoining area. Providing certain conditions are met, the amendment provides a redevelopment option for the area surrounding Washington Plaza. The redevelopment options afford an opportunity for up to

256,000 square feet of commercial space (office, retail, and civic uses) and up to 1,755 residential units. The amendment also provides guidance to the transportation network, as well as urban design, affordable housing, and green building infrastructure. Copies of the Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing or by visiting the County's Web site at <http://www.fairfaxcounty.gov/dpz/projects/lakeanne.htm> or <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>.

HUNTER MILL DISTRICT. P/H to 3/11/09

2232-P08-10 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located in the S.W. quadrant of the intersection of Dolley Madison Blvd. and Colshire Dr. and the N. side of Dolley Madison Blvd. on approx. 4.4 ac. of land zoned C-3 and HC. Tax Map 29-4 ((5)) A1, B1 pt. C1 pt., D, and E; 30-3 ((28)) B3 pt. and C1 pt. (Concurrent with SE 2008-PR-033, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **PROVIDENCE DISTRICT. APPROVED**

SE 2008-PR-033 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY – Appl. under Sects. 2-904, 4-304, and 9-401 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components and uses in a floodplain. Located in the S.W. quadrant of the intersection of Dolley Madison Blvd. and Colshire Dr. and the N. side of Dolley Madison Blvd. on approx. 4.4 ac. of land zoned C-3 and HC. Tax Map 29-4 ((5)) A1, B1 pt., C1 pt., D and E; 30-3 ((28)) B3 pt., and C1 pt. (Concurrent with 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

2232-P08-11 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located in the N.E. and N.W. quadrants of the intersection of Tysons Blvd. and Chain Bridge Rd. on approx. 3.46 ac. of land zoned PDC, HC, and SC. Tax Map 29-4 ((10)) 4A pt., 5A pt., 5B pt., and 5C pt. (Concurrent with SE 2008-PR-035, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **PROVIDENCE DISTRICT. APPROVED**

SE 2008-PR-035 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –

Appl. under Sects. 6-205 and 9-401 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components. Located in the N.E. and N.W. quadrants of the intersection of Tysons Blvd. and Chain Bridge Rd. on approx. 3.46 ac. of land zoned PDC, HC, and SC. Tax Map 29-4 ((10)) 4A pt., 5A pt., 5B pt., and 5C pt. (Concurrent with 2232-P08-11, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD-08-13, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **PROVIDENCE DISTRICT.**

APPROVAL RECOMMENDED

2232-MD08-12 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –

Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located at 8348 and 8359 Leesburg Pk. on approx. 2.51. of land zoned C-8, HC, and SC. Tax Map 29-3 ((1)) 32 pt. and 71A pt. (Concurrent with SE 2008-MD-036, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-HM-038, and 2232-H08-14.)

HUNTER MILL & PROVIDENCE DISTRICTS. APPROVED

SE 2008-MD-036 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –

Appl. under Sects. 4-704, 4804, and 9-401 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components. Located at 8348 and 8359 Leesburg Pk. on approx. 2.51 ac. of land zoned C-7, C-8, HC, and SC. Tax Map 29-3 ((1)) 32 pt. and 71A pt. (Concurrent with 2232-MD08-12, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-HM-038, and 2232-H08-14.)

HUNTER MILL & PROVIDENCE DISTRICTS. APPROVAL RECOMMENDED

2232-MD08-13 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –

Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located at 1580 Spring Hill Rd. and 8536 and 8548 Leesburg Pk. on approx. 1.91 ac. of land zoned C-7 and SC. Tax Map 29-3 ((1)) 2C1 pt., 53 pt., and 53A pt. (Concurrent SE 2008-MD-034, SE 2008-PR-033, 2232-P08-10, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **HUNTER MILL & PROVIDENCE DISTRICTS. APPROVED**

SE 2008-MD-034 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –

Appl. under Sects. 4-704 and 9-401 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components. Located at 1580 Spring Hill Rd. and 8536 and 8548 Leesburg Pk. on approx. 1.91 ac. of land zoned C-7, HC, and SC. Tax Map 29-3 ((1)) 2C1 pt., 53 pt., and 53A pt. (Concurrent with 2232-MD08-13, SE 2008-PR-033, 2232-P08-10, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **HUNTER MILL & PROVIDENCE DISTRICTS. APPROVAL RECOMMENDED**

2232-H08-14 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –

Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located at 1860 Wiehle Ave. and 1850 Centennial Park Dr. and 11400 Commerce Park Dr. and portions of land owned by the Commonwealth of Virginia on approx. 10.29 ac. of land zoned I-3 and I-4. Tax Map 17-4 ((1)) 17A; 17-4 ((12)) 11D4 pt., and 11D5pt. (Concurrent with SE 2008-HM-038, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, and 2232-MD08-12.) **HUNTER MILL DISTRICT. APPROVED**

SE 2008-HM-038 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –

Appl. under Sects. 5-304, 5404, 9-401, and 9-607 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components and an increase in building height from 75 ft. up to a maximum of 85 ft. Located at 1860 Wiehle Ave. and 1850 Centennial Park Dr. and 11400 Commerce Park Dr. and portions of land owned by the Commonwealth of Virginia on approx. 10.29 ac. of land zoned I-3 and I-4. Tax Map 17-4 ((1)) 17A; 17-4 ((12)) 11D4 pt., and 11D5pt. (Concurrent with 2232-H08-14, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, and 2232-MD08-12.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 19, 2009

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 4/5 of the Fairfax County Government Center to discuss the transportation modeling being reviewed for the Tysons area. Subjects of discussion listed below:

- Presentation of 1st draft of Plan “strawman”
- Results of transportation analysis(models)
- Bicycle Plan presentation (Bruce Wright)

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, FEBRUARY 19, 2009**

Posted: 2/18/09
Revised: 2/19/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 18, 2009

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

DECISIONS ONLY:

CSP 2006-SU-025 – COMMONWEALTH INVESTORS, LLC (P/H on 2/11/09) **APPROVED**

SEA 90-M-003-3 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC. (P/H on 1/15/09)
APPROVAL RECOMMENDED

DEFERRAL:

ST06-III-UP2 – OUT-OF-TURN PLAN AMENDMENT (LAKE ANNE VILLAGE CENTER)
(Hunter Mill District) – **P/H to 3/11/09**

CONSENT AGENDA ITEM: CONCUR

FS-V08-95 – Cricket Communications, 6677 Richmond Highway (Deadline: 3/16/09)

FEATURE SHOWN: CONCUR

FS-D08-112 – Verizon Wireless, 8980 Brook Road (Deadline: 3/21/09)

DULLES CORRIDOR METRORAIL PROJECT PHASE 1 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (VDRPT), ON BEHALF OF WASHINGTON METROPOLITAN TRANSIT AUTHORITY (WMATA) (Providence and Hunter Mill Districts) (Staff: David Jillson and Suzanne Lin)

2232-H08-014 – MWAA AND VDRPT (Wiehle Avenue) (Hunter Mill District) **APPROVED**
SE 2008-HM-038 – MWAA AND VDRPT (1860 Wiehle Avenue, 1850 Centennial Park Drive, and 11400 Commerce Park Drive) **APPROVAL RECOMMENDED**

- | | |
|---|---|
| 1. David A. Edwards, Vice President
Committee for Dulles
11701 Blue Smoke Trace
Reston, VA 20191 | 4. Stuart Schwartz, Executive Director
Coalition for Smarter Growth
4000 Albemarle Street NW, Suite 310
Washington, DC 20016 |
| 2. Bill Lecos, President and CEO
Fairfax County Chamber of Commerce
6324 Beachway Drive
Falls Church, VA 22044 | 5. Rob Whitfield
1601 Harvest Green Court
Reston, VA 20194 |
| 3. Patty Nicoson, President
Dulles Corridor Rail Association
11800 Sunrise Valley Drive
Reston, VA 20191 | |

2232-MD08-013 – MWAA AND VDRPT (Tysons West) (Providence and Hunter Mill Districts)
SE 2008-MD-034 – MWAA AND VDRPT (8536, 8548 Leesburg Pike and 1580 Springhill Road)
APPROVED/APPROVAL RECOMMENDED

- | | |
|--|---|
| 1. Jonathan Cherner
7019 Natelli Woods Lane
Bethesda, MD 20817 | 2. Jack Mitchell, President
Westbriar Civic Association
1005 Country Club Drive
Vienna, VA 22180 |
|--|---|

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, February 18, 2009

Page 2

2232-MD08-013 – MWAA AND VDRPT (Tysons West) (Providence and Hunter Mill Districts)**APP**
SE 2008-MD-034 – MWAA AND VDRPT (Continued) **APPROVAL RECOMMENDED**

3. Carol Welti
Washington Airport Task Force
10116 Westford Drive
Vienna, VA 22182
4. Stuart Schwartz, Executive Director
Coalition for Smarter Growth
4000 Albemarle Street NW, Suite 310
Washington, DC 20016
5. Roger Diedrich
Virginia Chapter of Sierra Club
3322 Prince William Drive
Fairfax, VA 22031
6. Mark Zetts
McLean Citizens Association
6640 Kirby Court
Falls Church, VA 22043
7. Scott Monett, President
Tysons Tunnel, Inc.
1673 Westwind Way
McLean, VA 22102

2232-MD08-012 – MWAA AND VDRPT (Tysons Central/Route 7) (Providence & Hunter Mill Districts)
SE 2008-MD-036 – MWAA AND VDRPT (8359 and 9348 Leesburg Pike) **APPROVED/APPROVAL**
RECOMMENDED

1. Rob Whitfield
1601 Harvest Green Court
Reston, VA 20194
2. Mark Zetts
McLean Citizens Association
6640 Kirby Court
Falls Church, VA 22043

2232-P08-11 – MWAA AND VDRPT (Tysons Central/Route 123) (Providence District)
SE 2008-PR-035 – MWAA AND VDRPT (Intersection of Tysons Boulevard and Chain Bridge Road)
APPROVED/APPROVAL RECOMMENDED

1. Hillary Katherine Zahm
Macerich, Owners of
Tysons Corner Center Mall
1961 Chain Bridge Road, Suite 105
McLean, VA 22102
2. Mark Zetts
McLean Citizens Association
6640 Kirby Court
Falls Church, VA 22043
3. Roger Diedrich
3322 Prince William Drive
Fairfax, VA 22031
4. Ben Tompkins, Esquire
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

2232-P08-010 – MWAA AND VDRPT (Tysons East) (Providence District) **APPROVED/APP REC**
SE 2008-PR-033 – MWAA & VDRPT (SW Quadrant of Dolley Madison Boulevard & Colshire Drive)

1. Mark Zetts
McLean Citizens Association
6640 Kirby Court
Falls Church, VA 22043

Posted: 12/10/08
Revised: 2/27/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 26, 2009

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

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PRC 86-C-121 (Hunter Mill)	Oracle USA, Inc. Office Use (1900 Oracle Way)	C. DeManche	APPROVAL REC
CSP 2006-PR-028 (Providence)	Tycon I Investment Limited Partnership, Towers Crescent LLC, 1850 TC Plaza LLC and Tycon Towers North of Towers Crescent Drive, West of I-495 (Comprehensive Sign Plan)	S. (Batista) Zottl	APPROVED
PCA 2004-LE-012/ FDPA 2004-LE-012 (Lee)	Redbrick Development Group LLC/ MDP Groveton LLC SW Quadrant of intersection of Richmond Highway & Memorial ST (for mixed use Development to permit site modifications)	S. Williams	D/O TO 3/12/09 D/O TO 3/12/09 (from 3/25/09)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2008-MA-008 (Mason)	Camden USA, Inc. & JPI Development Services, LP N. Leesburg Pike, W Carlin Springs Rd, East/West sides Rock Spring Ave. (for residential)	T. Strunk	DEFER INDEF (from 1/8/09)
RZ 2008-PR-009/ SEA 80-P-078-15/ PCA 87-P-038-4 (Providence)	Inova Health Care Services 3300-3312 Gallows Rd (to increase FAR for new Women's Hospital & Patient Tower, bed expansion, office & community services)	W. O'Donnell S. Williams	P/H to 3/25/09 (from 11/6/08)
RZ 2008-MV-007 SEA 85-L-137 (Mount Vernon)	JK INVESTMENTS, INC. (8850 Richmond Highway)(to permit increase in FAR)	S. Williams	P/H to 4/16/09 (from 1/14/09)
SE 2007-DR-025 (Dranesville)	Mr. Mostafa & Dr. Lily Nadimi (8325 Old Dominion Drive) (Waive minimum lot width requirement to allow 2 sf homes)	S. Lin	P/H to 5/6/09 (from 1/14/09)
ZO Amendment (Sargeant)	Mini-warehousing in PDC	M.O'Hare	P/H to 3/25/09

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 25, 2009**

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS ON
WEDNESDAY, FEBRUARY 25, 2009**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 26, 2009**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on riparian buffers.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEM SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (MINI-WAREHOUSING IN PDC DISTRICT)

– To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Amend Sections 6-203, 6-206, and 9-502 of the Zoning Ordinance to allow mini-warehousing establishments as a permitted secondary use in the PDC Planned Development Commercial District, subject to use limitations. 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 will also be available for review at the County's website, www.fairfaxcounty.gov/dpz, under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. P/H to 3/25/09**

SE 2007-DR-025 – MR. MOSTAFA & DR. LILY NADIMI – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 8325 Old Dominion Dr. on approx. 5.0 ac. of land zoned R-E. Tax Map 20-3 ((2)) 2. **DRANESVILLE DISTRICT. P/H to 5/6/09**

PRC 86-C-121 – ORACLE USA, INC. – Appl. to approve the PRC plan associated with RZ 86-C-121 to permit a third office building and associated parking structure. Located at 1900 Oracle Way on approx. 3.9 ac. of land zoned PRC. Comp. Plan Rec: PRC at .70 FAR. Tax Map 17-4 ((1)) 7A pt. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

PCA 2004-LE-012/FDPA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP, LLC & MDP GROVETON, LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ 2004-LE-012 previously approved for mixed-use development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.80. Located in the S.W. quadrant of the intersection of Richmond Hwy. and Memorial St. on approx. 4.59 ac. of land zoned PRM, CRD, and HC. Comp. Plan Rec: Alternative Use. Tax Map 92-2 ((1)) 13A; 93-1 ((1)) 97 and 98; 93-1 ((38)) (1) 1, 4, and 7. **LEE DISTRICT. D/O TO 3/12/09**

CSP 2006-PR-028 – TYCON I INVESTMENT LIMITED PARTNERSHIP, TOWERS CRESCENT LLC, 1850 TC PLAZA LLC & TOWERS CRESCENT LAND LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2006-PR-028. Located N. of Towers Crescent Dr. and W. of Capital Beltway/I-495 on approx. 17.86 ac. of land zoned PDC, HC, and SC. Tax Map 39-2 ((29)) 1A1, 1E, 1G, and 1H. **PROVIDENCE DISTRICT. APPROVED**

Posted: 2/26/09
Revised: 2/27/09

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 26, 2009

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

DEFERRALS:

ZONING ORDINANCE AMENDMENT (MINI-WAREHOUSING IN PDC DISTRICT)
(Hart for Sargeant) – **P/H to 3/25/09**

RZ 2008-MV-007 – JK INVESTMENTS, INC. – **P/H to 4/16/09**
SEA 85-L-137 – JK INVESTMENTS, INC. – **P/H to 4/16/09**

SE 2007-DR-025 – MR. MOSTAFA & DR. LILY NADIMI – **P/H to 5/06/09**

ADMINISTRATIVE ITEM:

Accept Withdrawal of BRAC APR Item 08-IV-1LP

FEATURES SHOWN: CONCUR

FS-V08-45 – Cricket Communications, 10112 Furnace Road (Deadline: 3/31/09)
FS-V08-92 – Cricket Communications, 5903 Mount Eagle Drive (Deadline: 3/28/09)
FS-D08-39 – T-Mobile, 6817 Dean Drive (Charles Wesley Methodist Church) (Deadline: 3/20/09)
FS-P08-122 – Cricket Communications, Herrell Court within utility easement (Deadline: 4/06/09)

PRC 86-C-121 – ORACLE USA, INC. (Hunter Mill District) (Staff: Christopher DeManche)

APPROVAL RECOMMENDED

NO SPEAKERS

CSP 2006-PR-028 – TYCON I INVESTMENT LIMITED PARTNERSHIP, TOWERS CRESCENT LLC, 1850 TC PLAZA LLC, AND TOWERS CRESCENT LAND LLC (Staff: Suzianne Zottl)

APPROVED

NO SPEAKERS

PCA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP, LLC AND MDP GROVETON, LLC
FDPA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP, LLC AND MDP GROVETON, LLC
(Staff: St. Clair Williams) **D/O TO 3/12/09**

1. Annabel Baer, Treasurer
Groveton Civic Association
3310 Memorial Street
Alexandria, VA 22306