

# July 2011

Click on the desired [View Agenda](#) or [Speakers List](#) for detailed information. The Speakers List is available at 3:30 p.m. on the day of the meeting.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	6/27	6/28	6/29	6/30	1	2
3	4  <b>Independence Day</b>	5	6 <b>No PC Meeting</b>	7 <b><i>View Agenda</i></b> <b><i>View Speaker's List</i></b>	8	9
10	11	12	13 <b><i>View Agenda</i></b> <b><i>View Speaker's List</i></b>	14 <b>No PC Meeting</b>	15	16
17	18	19	20 <b><i>View Agenda</i></b> <b><i>View Speaker's List</i></b>	21 <b>No PC Meeting</b>	22	23
24	25	26	27 <b>No PC Meeting</b>	28 <b><i>View Agenda</i></b> <b><i>View Speaker's List</i></b>	29	30

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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.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 7, 2011**

Posted: 5/18/11  
 Revised: 7/8/11

**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**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 82-V-012-06 <i>(Mount Vernon)</i>	INOVA Health Care Services (2501 Parkers Lane) <i>(To expand facility and medical office uses)</i>	E. Grayson	<b>DEFER D/O TO 7/20/11</b>
PRC A-502-02 <i>(Hunter Mill)</i>	Fairways I & Fairways II Residential LLC (11555 & 11627 North Shore Dr.) <i>(For multi-family use with support detail)</i>	S. Williams	<b>DEFER D/O TO 7/20/11</b>
PCA 2005-PR-041-02/ FDPA 2005-PR-041-02 <i>(Providence)</i>	Eskridge (E&A) LLC (E. side of Eskridge Rd., just n. of intersection w/Williams Dr.) <i>(For up to 120 urban townhomes &amp; site modifications)</i>	W. O'Donnell	<b>APPROVAL REC APPROVED</b>
Code Amendment <i>(Hart)</i>	Conservation Plan for Land Disturbing Activities	J. Friedman	<b>ADOPTION REC</b>
SE 2011-PR-003 <i>(Providence)</i>	Grant 1651 Old Meadow Road LLC (1651 Old Meadow Road) <i>(For college/university use in existing office building)</i>	N. Rogers	<b>APPROVAL REC</b>
SE 2011-MA-001 <i>(Mason)</i>	Homan Solemaninejad (6065 and 6067 Arlington Blvd., Falls Church) <i>(For dental office)</i>	M. Bader	<b>APPROVAL REC</b>
2232-M11-2 <i>(Mason)</i> <i>(Rehearing)</i>	WMATA (Washington Metropolitan Area Transit Authority) (6851-6853 Industrial Road) <i>(For regional non-rail transit facilities)</i>	W. O'Donnell	<b>APPROVED</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JULY 6, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON WEDNESDAY, JULY 6, 2011.**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JULY 7, 2011**

**7:00 p.m.** The Environment Committee met in the Board Conference Room of the Government Center to hold an informal session to receive stakeholder input regarding the strawman document for proposed changes to the Green Building Policy.

**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**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ZONING ORDINANCE AMENDMENTS (EROSION & SEDIMENTATION CONTROL & LAND DEVELOPMENT SERVICES FEE SCHEDULE)** – Pursuant to authority granted by *Virginia Code* Sections 10.1-562(I), a \$980 fee, charged under Chapter 104, Article. 1, Sect. 104-1-3 (Erosion and Sedimentation Control), included in Appendix Q (Land Development Services Fee Schedule) of the County Code, is proposed for review, processing, and inspections for a conservation plan when such plan is separate from a grading plan. The proposed amendments to Chapter 112 incorporate provisions that allow a plat certified by a land surveyor, engineer, landscape architect, or architect that includes siltation and erosion control measures in conformance with Chapter 104 of the Code to be used in lieu of a grading plan for the demolition of a single family dwelling, demolition of an accessory structure to a single family dwelling, construction of an addition to a single family dwelling, or construction of an accessory structure to a single family dwelling, that results in a disturbed area of 5,000 square feet or less and does not require the installation of water quality controls or other drainage improvements. The proposed Amendment also requires that various existing easements, any mapped flood plain boundary, and distances to certain features demonstrating compliance with requirements be delineated on plats submitted in conjunction with building permit approval when no site plan is required. In addition, the proposed Amendment requires the demonstration of compliance with minimum yard requirements for as-built house location survey plats for single family detached dwellings and the display of any floodplain, any Resource Protection Area, and various easements on said plat. The proposed amendments to Chapter 104 incorporate provisions that allow the conservation

plan to be incorporated into a plat certified by a land surveyor, engineer, landscape architect, or architect in lieu of a grading plan for the demolition of a single family dwelling, demolition of an accessory structure to a single family dwelling, construction of an addition to a single family dwelling, or construction of an accessory structure to a single family dwelling that results in a disturbed area of 5,000 square feet or less and does not require the installation of water quality controls or other drainage improvements. The proposed amendments also clarify the standards to be used in reviewing conservation plans and make the provisions relating to penalties, injunctions, and other legal actions applicable to all of Chapter 104 not just Sections 104-1-2 and 104-1-5. Copies of the full text of proposed ordinances, plans, and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Planning Commission Office, Fairfax County Government Center, 12000 Government Center Parkway, Suite 330, Fairfax, VA. **COUNTWIDE.**

**ADOPTION RECOMMENDED**

**PRC A-502-02 – FAIRWAYS I RESIDENTIAL, LLC & FAIRWAYS II RESIDENTIAL, LLC** – Appl. to approve a PRC Plan associated with RZ A-502 to redevelop existing multifamily dwellings with single family attached and multifamily dwellings (including high rise) and bonus density for providing ADUs. Located at 11555 and 11627 North Shore Dr., S.W. corner of North Shore Dr. and Fairways Dr. and E. of intersection of North Shore Dr. and Wainwright Dr. on approx. 18.82 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A. **HUNTER MILL DISTRICT.**

**DEFER DECISION ONLY TO 7/20/11**

**SE 2011-MA-001 – HOMAN SOLEMANINEJAD** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a dental office. Located at 6065 and 6067 Arlington Blvd. on approx. 20,800 sq. ft. of land zoned R-3, CRD, and SC. Tax Map 51-4 ((2)) (A) 5 and 6. **MASON DISTRICT.**

**APPROVAL RECOMMENDED**

**2232-M11-2 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)** – Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit vehicular parking and other outdoor storage at an existing parking area. Located 6851-6853 Industrial Road on approx. 9.45 ac. of land zoned R-2, R-3, I-2, I-6, and HC. Tax Map 80-2 ((1)) 32. **MASON DISTRICT.**

**APPROVED**

**SEA 82-V-012-06 – INOVA HEALTH CARE SERVICES** – Appl. under Sect. 4-304 of the Zoning Ordinance to amend SE 82-V-012 for expansion of an existing medical care facility and medical office uses and associated modifications of development conditions. Located at 2501 Parkers Lane on approx. 26.37 ac. of land zoned C-3 and PDH-5. Tax Map 102-1 ((1)) 4 pt.

**MOUNT VERNON DISTRICT. DEFER DECISION ONLY TO 7/20/11**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, July 7, 2011**

**Page 3**

**PCA/FDPA 2005-PR-041-02 – ESKRIDGE (E&A), LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2005-PR-041 previously approved for mixed-use development to permit single-family attached dwellings and associated modifications to site design and development conditions with an overall Floor Area Ratio (FAR) of 1.90 for the subject property and 1.39 for the entire (original) rezoning property including bonus density associated with ADUs and workforce housing. Located on the E. side of Eskridge Road approx. 350 ft. N. of its intersection with Williams Dr. on approx. 13.22 ac. of land zoned PDC and PRM. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((1)) 80E pt. and 80F pt. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**SE 2011-PR-003 – GRANT 1651 OLD MEADOW ROAD, LLC** – Appl. under Sect. 4-403 of the Zoning Ordinance to permit a college/university. Located at 1651 Old Meadow Road on approx. 3.35 ac. of land zoned C-3 and HC. Tax Map 29-4 ((6)) 102. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

Posted: 07/7/11  
Revised: 7/8/11

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

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 7, 2011**

**CONSENT AGENDA ITEM: CONCUR**

FSA-P99-28-1 – AT&T Mobility, 8201 Greensboro Drive (Deadline: 8/10/11)

**FEATURE SHOWN: CONCUR**

FS-P11-15 – FiberTower, 3111 Fairview Park Drive (Fairview Marriot Hotel) (Deadline: 8/18/11)

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FAIRFAX COUNTY CODE PLAN AMENDMENT (CONSERVATION PLAN FOR LAND  
DISTURBING ACTIVITIES) (Commissioner Hart) (Staff: John Friedman) **ADOPTION  
RECOMMENDED**

NO SPEAKERS

2232-M11-2 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)  
(Staff: William O'Donnell) **APPROVED**

NO SPEAKERS

SE 2011-MA-001 – HOMAN SOLEMANINEJAD (Staff: Miriam Bader) **APPROVAL  
RECOMMENDED**

NO SPEAKERS

SE 2011-PR-003 – GRANT 1651 OLD MEADOW ROAD, LLC (Staff: Nick Rogers) **APPROVAL  
RECOMMENDED**

NO SPEAKERS

PCA 2005-PR-041-02 – ESKRIDGE (E&A) LLC **APPROVAL RECOMMENDED**  
FDPA 2005-PR-041-02 – ESKRIDGE (E&A) LLC (Staff: William O'Donnell) **APPROVED**

1. Chuck Pena, Executive Director  
Fairfax Cable Access Corporation  
2929 Eskridge Road, Suite S  
Fairfax, VA 22031

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, July 7, 2011**

**Page 2**

SEA 82-V-012-06 – INOVA HEALTH CARE SERVICES (Mount Vernon District) **D/O to 7/20/11**  
(Staff: Erin Grayson)

1. Queenie Cox, President  
New Gum Springs Civic Association  
8100 Fordson Road  
Alexandria, VA 22306
2. Christopher Granger, President  
Sherwood Estates Citizens Association  
1901 Sherwood Hall Lane  
Alexandria, VA 22306

PRC A-502-02 – FAIRWAYS I & II RESIDENTIAL, LLC (Hunter Mill District) **D/O to 7/20/11**  
(Staff: St. Clair Williams)

1. Freya De Cola  
1626 Wainwright Drive  
Reston, VA 20190
2. Diane Blust, President  
Fairfax Coalition for Smarter Growth  
12132 Quorn Lane  
Reston, VA 20191
3. Tammi Petrine, Co-Chair  
Reston 2020  
2503 Foxcroft Way  
Reston, VA 20191
4. Barbara Byron, Chair  
Reston Association Design Review  
Board  
2386 Generation Drive  
Reston, VA 20191
5. Alan Montgomery  
Clubhouse Court Cluster Association  
11609 Clubhouse Court  
Reston, VA 20190
6. Marion Stillson  
Reston Citizens Association  
11286 Spyglass Cove Lane  
Reston, VA 20191
7. Joe Stowers  
11448 Waterview Cluster  
Reston, VA 20190
8. Jon Patrick, General Manager  
Hidden Creek Country Club and Golf  
Course  
1711 Clubhouse Road  
Reston, VA 20190
9. Iroll Skaar  
11611 Clubhouse Court  
Reston, VA 20190

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, July 13, 2011**

**Meeting Cancelled**

Posted: 5/18/11  
Revised: 6/7/11

**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 ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2010-DR-016 (Dranesville)	Elm Street Residential, LLC (6862 Elm Street in McLean) (From C-3 to PDH-20 and C-4 for 49 single-family attached units and enclosed parking garage for existing office building)	E. Grayson	<b>P/H to 7/20/11</b> (from 5/26/11) (from 4/20/11)
PCA 87-P-038-05 (Providence)	Fairfax County Board of Supervisors (8221 & 8241 Willow Oaks Corporate Drive) (Alternate layout for southern land bay of site)	W. O'Donnell	<b>P/H to 7/20/11</b> (from 7/13/11)
RZ/FDP 2010-MA-017 (Mason)	UPIA, LLC (S. quadrant of the intersection on Backlick Rd. & Beverly St.) (From R-1 to PDH-5 for nine detached homes)	S. Zottl	<b>P/H to 7/20/11</b> (from 7/13/11) (from 6/2/11)
RZ/FDP 2010-PR-014 (Providence)	Georgelas Group LLC (Part A) ("Spring Hill Station"- Tysons West Station-partial) (1524T, 1556, 1568 & 1560 Spring Hill Road; 8401, 8405 Greensboro Drive, 8548, 8590 Leesburg Pike) (From I-5, C-4, C-7 to PTC)	T. Strunk	<b>P/H to 9/8/11</b> (from 6/23/11)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JULY 13, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JULY 13, 2011.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JULY 14, 2011**

**7:00 p.m.** The Tysons Corner Committee will meet in Conference Rooms 9/10 of the Fairfax County Government Center to receive an overview of staff's proposal for funding of the Tysons planned transportation improvements (previously presented to the Tysons Committee on May 6, 2010).

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON THURSDAY, JULY 14, 2011.**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, July 20, 2011**

Posted: 5/18/11  
 Revised: 7/21/11

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2010-MV-011 <i>(Mount Vernon)</i>	Memorial Venture, LLC (NE quadrant Richmond Hwy@Preston Ave) <i>(From PRM to C-8)</i>	K. G-Sobers	<b>APPROVAL REC</b> <i>(P/H from 6/23/11)</i> <i>(from 5/19/11)</i>
SEA 82-V-012-06 <i>(Mount Vernon)</i>	INOVA Health Care Services (2501 Parkers Lane) <i>(To expand facility and medical office uses)</i>	E. Grayson	<b>APPROVAL REC</b> <i>(P/H from 7/7/11)</i>
PRC A-502-02 <i>(Hunter Mill)</i>	Fairways I & Fairways II Residential LLC (11555 & 11627 North Shore Dr.) <i>(For multi-family use with support detail)</i>	S. Williams	<b>D/O TO 7/28/11</b>  <i>(P/H from 7/7/11)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2009-BR-020/ 2232-B08-7 <i>(Braddock)</i>	T-Mobile Northeast LLC and Commonwealth Swim Club, Inc. (9800 Commonwealth Blvd.) <i>(For 120 foot tree monopole, 12 antennas and ground equipment)</i>	M. Bader A. Capps	<b>APPROVAL REC</b> <b>APPROVED</b> <i>(from def. indef)</i> <i>(from 4/20/10)</i>
PCA 87-P-038-05 <i>(Providence)</i>	Fairfax County Board of Supervisors (Contract Purchaser) (8221 & 8241 Willow Oaks Corporate Drive) <i>(Alternate layout for southern land bay of site)</i>	W. O'Donnell	<b>APPROVAL REC</b>  <i>(from 7/13/11)</i>
RZ/FDP 2010-MA-017 <i>(Mason)</i>	UPIA, LLC (S. quadrant of the intersection on Backlick Rd. & Beverly St.) <i>(From R-1 to PDH-5 for nine detached homes)</i>	S. Zottl	<b>APPROVAL REC</b> <i>(from 7/13/11)</i> <i>(from 6/2/11)</i>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2010-DR-016 <i>(Dranesville)</i>	Elm Street Residential, LLC (6862 Elm Street in McLean) <i>(From C-3 to PDH-20 and C-4 for 49 single-family attached units and enclosed parking garage for existing office building)</i>	E. Grayson	<b>P/H to 10/20/11</b> <i>(from 7/13/11)</i> <i>(from 5/26/11)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JULY 20, 2011**

- 7:00 p.m.** The Telecommunications Committee met in the Board Conference Room of the Government Center to continue discussion on the strawman draft document.
- 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.

**ITEM SCHEDULED FOR DECISION ONLY**

**RZ 2010-MV-011 – MEMORIAL VENTURE, LLC** – Appl. to rezone from PRM, CRD, and HC to C-8, CRD, and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.11 and modifications and waivers in a CRD. Located at the S.E. quadrant of the intersection of East Lee Ave. and Richmond Hwy. on approx. 1.23 ac. of land. Comp. Plan Rec: Office or retail use without drive-thru facilities. Tax Map 93-1 ((18)) (D) 117, 126, 130, and 138. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**SEA 82-V-012-06 – INOVA HEALTH CARE SERVICES** – Appl. under Sect. 4-304 of the Zoning Ordinance to amend SE 82-V-012 for expansion of an existing medical care facility and medical office uses and associated modifications of development conditions. Located at 2501 Parkers Lane on approx. 26.37 ac. of land zoned C-3 and PDH-5. Tax Map 102-1 ((1)) 4 pt. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**PRC A-502-02 – FAIRWAYS I RESIDENTIAL, LLC & FAIRWAYS II RESIDENTIAL, LLC** – Appl. to approve a PRC Plan associated with RZ A-502 to redevelop existing multifamily dwellings with single family attached and multifamily dwellings (including high rise) and bonus density for providing ADUs. Located at 11555 and 11627 North Shore Dr., S.W. corner of North Shore Dr. and Fairways Dr. and E. of intersection of North Shore Dr. and Wainwright Dr. on approx. 18.82 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A. **HUNTER MILL DISTRICT.**  
**DECISION ONLY TO 7/28/11**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PCA 87-P-038-05 - FAIRFAX COUNTY BOARD OF SUPERVISORS (CONTRACT PURCHASER)** - Appl. to amend the proffers for RZ 87-P-038 previously approved for office and/or public uses to permit modifications to proffers, site design and development conditions with an overall Floor Area Ratio (FAR) of 0.70. Located in the S.E. quadrant of the intersection of Arlington Blvd. and Williams Dr. on approx. 16.14 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 141. **PROVIDENCE DISTRICT.**  
**APPROVAL RECOMMENDED**

**2232-B08-7 - T-MOBILE NORTHEAST LLC & COMMONWEALTH SWIM CLUB, INC. -**

Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility (tree monopole up to 120 ft. in height), related equipment and site improvements. Located at 9800 Commonwealth Blvd. on approx. 5.49 ac. of land zoned R-2. Tax Map 69-3 ((5)) B. (Concurrent with SE 2009-BR-020). **BRADDOCK DISTRICT.**

**APPROVED**

**SE 2009-BR-020 - T-MOBILE NORTHEAST LLC & COMMONWEALTH SWIM CLUB,**

**INC.** – Appl. under Sect(s). 3-204 of the Zoning Ordinance to permit a telecommunications facility (tree monopole up to 120 ft. in height), related equipment and site improvements. Located at 9800 Commonwealth Blvd. on approx. 5.49 ac. of land zoned R-2. Tax Map 69-3 ((5)) B. (Concurrent with 2232-B08-7). **BRADDOCK DISTRICT.**

**APPROVAL RECOMMENDED**

**RZ 2010-MA-017/FDP 2010-MA-017 - UPIA, LLC** - Appls. to rezone from R-2 and R-5 to PDH-5 to permit residential development at a density of 4.7 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Backlick Rd. opposite its intersection with Beverly St. on approx. 3.17 ac. of land. Comp. Plan Rec: 4-5 du/ac. Tax Map 71-1 ((1)) 125 and 126; 71-1 ((40)) 1-6 and A. **MASON DISTRICT.**

**APPROVAL RECOMMENDED**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON THURSDAY, JULY 21, 2011.**

Posted: 07/20/11  
Revised:07/20/11

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

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JULY 20, 2011**

**DEFERRAL:**

PRC A-502-02 – FAIRWAYS I & II RESIDENTIAL, LLC (Hunter Mill) – **D/O to 7/28/11**

**DECISIONS ONLY:**

RZ 2010-MV-011 – MEMORIAL VENTURE, LLC (P/H on 6/23/11) – **APPROVAL REC**

SEA 82-V-012-06 – INOVA HEALTH CARE SERVICES (P/H on 7/7/11) – **APPROVAL REC**

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2232-B08-7 – COMMONWEALTH SWIM CLUB, INC. – **APPROVED**

SE 2009-BR-020 – T-MOBILE NORTHEAST LLC – **APPROVAL REC**

- |   |  |
|---|--|
| 1. Dan Joyce, Vice President<br>Commonwealth Swim Club<br>9809 Vertain Court<br>Fairfax VA, 22032 | 5. Anthony Vellucci<br>9809 Bacon Court<br>Fairfax, VA 22032       |
| 2. Benjamin Buckley<br>5134 Richardson Drive<br>Fairfax VA, 22032                                 | 6. Durward Rushforth<br>9805 Lord Court<br>Fairfax VA, 22032       |
| 3. Keith Simmons<br>9712 Commonwealth Blvd.<br>Fairfax VA, 22032                                  | 7. Dawnell Simmons<br>9712 Commonwealth Blvd.<br>Fairfax VA, 22032 |
| 4. Charles Anderson<br>5104 Walport Lane<br>Fairfax, VA 22032                                     | 8. Anliko Lowman<br>9714 Commonwealth Blvd.<br>Fairfax, VA 22032   |

RZ 2010-MA-017 – UPIA, LLC – **APPROVAL REC**

FDP 2010-MA-017 – UPIA, LLC – **APPROVED**

NO SPEAKERS

PCA 87-P-038-05 – FAIRFAX COUNTY BOARD OF SUPERVISORS – **APPROVAL REC**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, July 21, 2011**

Posted: 5/18/11  
Revised: 6/16/11

**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.

**\*\*MEETING CANCELLED\*\***

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
PRC 86-C-121-04 (Hunter Mill)	Reston Spectrum LP (N. of New Dominion Pkwy.; e. of Fountain Dr.; w. of Reston Pkwy.; s. of Baron Cameron Ave.) (For PRC plan for Sections 91 and 87, Blocks 2 and 3 within the Reston Town Center – “Spectrum Center”)	E. Grayson	<b>P/H to 9/29/11</b>
SE 2011-MV-002 (Mount Vernon)	Muhammad Butt (8740 Talbott Farm Drive) (For Sunny Day Care-home based facility for up to 12 children)	N. Rogers	<b>P/H to 7/28/11</b>
CSP 2005-PR-041 (Providence)	Eskridge (E&A ) LLC (S. side of Rt. 29, just w. of Gallows Rd at intersection with Eskridge Rd.) (Signage plan for Mosaic project)	R. Horner	<b>P/H to 9/21/11</b>
CSPA 2003-PR-009 (Providence)	Eskridge (ERA) LLC (8190 & 8191 Strawberry Lane, Falls Church) (Sign Plan amendment for Vangage at Merrifield Town Center)	R. Horner	<b>P/H to 9/21/11</b>
SEA 2005-SU-020-02 (Sully)	Dominion Christian School & Whole World Fellowship Church at Northern Virginia (10922 Vale Road) (For addition of classroom modules, increase in enrollment, site modifications and changes in development conditions)	M. Bader	<b>P/H to 10/6/11</b>  (from 9/15/11)
RZ 2010-PR-019 (Providence)	Kettler Sandburg, LLC (2400 Sandburg Street; 800 Elm Place) (From R-1 to R-4 cluster)	K.G.-Sobers	<b>P/H to 10/20/11</b> (from 5/5/11) (from 4/20/11)
SEA 96-B-010-02 (Braddock)	Trinity Christian School (11204 Braddock Road) (For development condition modifications & uses as a church)	S. Williams	<b>P/H to 7/28/11</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 28, 2011**

Posted: 5/18/11  
 Revised: 7/29/11

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
APR 09-IV-12LP (Mount Vernon)	South County Annual Plan Review (W. of Telegraph Road, e. of Pohick Estates Park, n. of Southgate Woods) (For mixed non-residential uses up to .8 FAR)	J. Lai	<b>APPROVAL REC</b> (P/H from 6/16/11)
PRC A-502-02 (Hunter Mill)	Fairways I & Fairways II Residential LLC (11555 & 11627 North Shore Dr.) (For multi-family use with support detail)	S. Williams	<b>APPROVAL REC</b> (P/H from 7/7/11)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
CSP 2009-HM-014 (Hunter Mill)	Hospital Corporation of America (E. side of Fairfax County Parkway; n. side Of New Dominion Parkway; w. side of Town Center Parkway) (For cohesive system of signs for new buildings at Reston Hospital)	K. G.-Sobers	<b>APPROVED</b>
SEA 96-B-010-02 (Braddock)	Trinity Christian School (11204 Braddock Road) (For development condition modifications and uses as a church)	S. Williams	<b>DEFER D/O TO 9/15/11</b> (from 7/21/11)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2010-DR-018 (Dranesville)	Thuan & Anhvan Truong (1010 Murphy Drive, Great Falls) (For uses in floodplain; provide tree mitigation plan)	S. Zottl	<b>Withdrawn</b> (from 6/16/11) (from 4/6/11)
APR 09-I-1L (Mason)	VDOT Review (North of Little River Turnpike, east and south of Beauregard Street)(Proposed mixed use office, retail and residential)	B. Suchicital	<b>Withdrawn</b>
APR 09-I-2L (Mason)	VDOT Review (Southeast corner of Edsall Road and Winter View Drive)(Option for mixed use office, retail, hotel and residential units)	B. Suchicital	<b>P/H to 10/27/11</b>
SE 2011-MV-002 (Mount Vernon)	Muhammad Butt (8740 Talbott Farm Drive) (For Sunny Day Care-home based facility for up to 12 children)	N. Rogers	<b>P/H to 9/15/11</b> (from 7/21/11)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JULY 27, 2011**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to hold an informal discussion with stakeholders to receive their feedback regarding the strawman document for proposed changes to the Green Building Policy.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JULY 27, 2011**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JULY 28, 2011**

- 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.

**ITEM SCHEDULED FOR DECISION ONLY**

**APR ITEM #09-IV-12LP – SOUTH COUNTY AREA PLANS REVIEW** – To consider a proposed revision to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. South County APR nomination 09-IV-12LP concerns approx. 69 ac. generally located W. of Telegraph Road, E. of Pohick Estates Park, and N. of the Southgate Woods townhouse community, [Tax Map 108-1((1)) 1C, 1D, 1E, 1F, 1G, 1H, 1J, 1K, 1M, 1N, 2A, 3C, 3D, 108-1((10)) all]. The area is planned for industrial use at 0.35 floor-area ratio (FAR). The proposed amendment considers a mix of office, industrial/flex, hotel, retail, and civic/institutional uses up to 0.70 FAR. As an option, the same mix of uses is proposed up to 0.80 FAR with LEED Silver certification. Recommendations relating to the transportation network may also be modified. Copies of the proposed amendment and staff report may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> Floor, Herrity Building, Fairfax, VA, 22035, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>.

**MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**PRC A-502-02 – FAIRWAYS I RESIDENTIAL, LLC & FAIRWAYS II RESIDENTIAL, LLC** – Appl. to approve a PRC Plan associated with RZ A-502 to redevelop existing multifamily dwellings with single family attached and multifamily dwellings (including high rise) and bonus density for providing ADUs. Located at 11555 and 11627 North Shore Dr., S.W. corner of North Shore Dr. and Fairways Dr. and E. of intersection of North Shore Dr. and Wainwright Dr. on approx. 18.82 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A. **HUNTER MILL DISTRICT.**

**APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, July 28, 2011**

**Page 2**

**SEA 96-B-010-02 - TRINITY CHRISTIAN SCHOOL** - Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 96-B-010 previously approved for private school of general education to permit church and existing private school of general education with no increase in enrollment and associated modifications to site design and development conditions. Located at 11204 Braddock Rd. on approx. 25.27 ac. of land zoned R-C. Tax Map 56-4 ((12)) A1 and 68-1 ((1)) 1B.  
**BRADDOCK DISTRICT. DEFER DECISION ONLY TO 9/15/11**

**CSP 2009-HM-014 – RESTON HOSPITAL CENTER, LLC** - Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2009-HM-014. Located on the E. side of Fairfax County Pkwy., N. side of New Dominion Pkwy. and W. side of Town Center Pkwy. on approx. 22.76 ac. of land zoned PRC. Tax Map 17-1 ((1)) 3H1 and 15B.  
**HUNTER MILL DISTRICT. APPROVED**

**SE 2011-MV-002 – MUHAMMAD BUTT** - Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility with a maximum enrollment of 10 children and a maximum of two employees. Located at 8740 Talbott Farm Dr. on approx. 4,150 sq. ft. of land zoned PDH-5, CRD and HC. Tax Map 110-1 ((27)) 11A. **MOUNT VERNON DISTRICT.**  
**DEFER PUBLIC HEARING TO 9/15/11**

Posted: 07/28/11  
Revised:07/28/11

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 28, 2011**

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

**DECISIONS ONLY:**

APR 09-IV-12LP – SOUTH COUNTY AREA PLANS REVIEW ITEM – **APPROVAL REC**  
(P/H on 6/16/11)

PRC A-502-02 – FAIRWAYS I & II RESIDENTIAL, LLC (Hunter Mill) – **APPROVAL REC**  
(P/H on 7/20/11)

**DEFERRAL:**

SE 2011-MV-002 – MUHAMMAD BUTT – **P/H to 9/15/11**

**CONSENT AGENDA ITEM: CONCUR**

FSA-V01-68-2 – AT&T Mobility, 8101 Lorton Road (Deadline: 9/1/11)

**FEATURES SHOWN: CONCUR**

FS-B11-26 – AT&T Mobility, 4035 Ridge Top Road (Deadline: 9/14/11)

456A-Y91-13-1 – Dept. of Public Works & Environmental Services, 4600 West Ox Road (Deadline: 9/25/11)  
(Expansion of Fire & Rescue Training Academy) (Springfield District)

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SEA 96-B-010-02 – TRINITY CHRISTIAN SCHOOL – **D/O TO 9/15/11**

- |  |   |
|--|---|
| 1. Jeremy Epstein, President<br>George Mason Woods HOA<br>4575 Forest Drive<br>Fairfax, VA 22030 | 4. Thomas Stafford, Representing<br>Lake Fairfax Estates Homeowners<br>11212 Belmont Drive<br>Fairfax, VA 22030 |
| 2. Jonathan Meisner<br>4587 Forest Drive<br>Fairfax, VA 22030                                    | 5. Henry Thomassen<br>4894 Oakcrest Drive<br>Fairfax, VA 22030  |
| 3. Simon Hacker<br>4554 Forest Drive<br>Fairfax, VA 22030  |   |

CSP 2009-HM-014 – RESTON HOSPITAL CENTER, LLC – **APPROVED**

NO SPEAKERS