

July 2015

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 No PC Meeting	2 No PC Meeting	3 <i>County Holiday</i>	4 
5	6	7	8 View Agenda	9 No PC Meeting	10	11
12	13	14	15 View Agenda	16 No PC Meeting	17	18
19	20	21	22 View Agenda <i>Committee Meeting</i>	23 View Agenda	24	25
26	27	28	29 No PC Meeting	30 No PC Meeting	31	

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

DETAILED MEETING AGENDA

Wednesday, July 8, 2015

Posted: 7/8/15
Revised 7/9/15

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

COMMITTEE MEETINGS

None at this time

CONSENT AGENDA

None at this time

FEATURES SHOWN

FSA-S15-23-3 – Verizon Wireless, 4050 Legato Road (Deadline: 9/23/15)

FSA-S06-10-1 – Fairfax County Park Authority (South Run District Park), 7550 Reservation Drive (Deadline: 8/1/15)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Plan Amendment</u> (Mason)	<u>PA 2013-I-B2</u> - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approximately 218 acres of land surrounding Arlington Boulevard (Route 50), and Leesburg Pike (Route 7). The area is generally bounded by portions of Wilson Boulevard and the City of Falls Church to the north, and Arlington County to the north/southeast. The area includes single family properties south of Route 50 and multi-family properties south of Patrick Henry Drive between Route 50 and Leesburg Pike. On the south/northwest, the boundary follows the non-residential uses that are along Leesburg Pike and are adjacent to Juniper Lane, Castle Road, and Sleepy Hollow Road. The area is described as the Seven Corners Community Business Center (CBC) in the Baileys Planning District of the Area I Volume of the Comprehensive Plan. Plan text changes are proposed in the Seven Corners CBC section as well as other sections of the Baileys Planning District and Jefferson Planning District. The subject area is currently planned for retail, office, residential, mixed use, public facilities, institutional and other uses at various intensities. The proposed Plan amendment recommends a mixed-use town center anchored by two less intense mixed use villages that are connected by a central spine road that serves motorists, pedestrians and bicyclists. Each mixed-use center would include a refined grid of streets with enhanced streetscapes. The transportation system is recommended to be improved with a redesign of the Seven Corners interchange into a four-legged intersection of Leesburg Pike, Wilson Boulevard and Sleepy Hollow Road and with the construction of a new ring road around this intersection. All roads are recommended to be complete streets that accommodate multiple modes of transportation. Recommended open spaces include a large-scale civic plaza for community gathering in the town center, a common green, pocket parks, additional recreational facilities and a linear green space with a trail. Corresponding to the proposed villages and town center, the recommended Comprehensive Plan for the Seven Corners CBC concentrates redevelopment in areas described as Opportunity Areas that were determined to have the greatest redevelopment potential.	B. Suchicital	D/O TO 7/15/15 (P/H from 5/7/15)

FAIRFAX COUNTY PLANNING COMMISSION

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Wednesday, July 8, 2015

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The proposed Plan uses a form-based approach to replace existing recommendations expressed as Floor Area Ratio (FAR) to guide the intensity and form of redevelopment in Opportunity Areas. Development in each of the three Opportunity Areas is recommended as follows: 1) Williston Village up to 2,760,000 square feet of residential use, and 391,000 square feet of non-residential uses; 2) Town Center up to 2,450,000 square feet of residential use, and 1,350,000 square feet of non-residential uses; and, 3) Leesburg Pike Village up to 404,000 square feet of residential use, and 135,000 square feet of non-residential uses. The overall maximum number of square feet in the CBC recommended in the Plan could be up to 3,584,000 square feet of existing and new non-residential uses, and 6,723,000 square feet of existing and new residential uses and urban design guide build-out potential in an Opportunity Area. In addition, redevelopment is expected to be accompanied by coordinated development and phasing plans; contributions to the transportation network, public parks and public facilities; achievement of at least LEED certification, provision of affordable housing and demonstration of compatibility with adjacent lower density areas planned to remain. Potential development in areas outside the Opportunity Areas is recommended to continue to be guided by floor area ratio limits. Other revisions to areawide text are recommended as needed to be consistent with new site specific guidance or to reflect editorial updates. Other changes to transportation network and public facilities guidance may also be adopted. In addition, the description of the Baileys Crossroads CBC Concept for Future Development is also recommended to be revised to reflect Plan Amendments PA 2013-I-B2 and ST10-CW-3CP.

SE 2015-MV-003
(Mount Vernon)

FIRST YEARS LEARNING CENTER LLC / CLAUDIA TRAMONTANA – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6614 Winstead Manor Ct., Lorton, 22079, on approx. 10,488 sq. ft. of land zoned PDH-2. Tax Map 99-2 ((17)) 34.

M. Tsai

D/O TO 7/22/15
(D/O from 6/18/15)
(P/H from 6/10/15)
(from 6/3/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Z.O. Amendment</u> (Hedetniemi)	<u>DONATION DROP BOXES</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment proposes an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, specifically Zoning Ordinance Sections 10-102 and 20-300, as follows: <ul style="list-style-type: none"> (1) Defines a donation drop-off box as a portable outdoor container for the collection and storage of unwanted textile and household items that are periodically removed from the container. (2) Permits donation drop-off boxes as an accessory use in the C-5, C-6, C-7, C-8 and C-9 Districts on lots 40,000 sq. ft. or 	H. Eddy	D/O TO 7/22/15

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greater in size; in any commercial area of a P district when ancillary to the principal use and only when shown on an approved development plan; in any R district where the principal use of the development is not residential; or in conjunction with approval of another use by a special permit, special exception, or a proffered rezoning and only when shown on an approved development plan.

- (3) Limits the number, location and size of donation drop-off boxes to:
 - a. a maximum number of 2 per lot;
 - b. any yard except the minimum required front yard;
 - c. one contiguous area of no greater than 120 sq. ft. in size; and
 - d. a maximum size of 7 ft. in height, 6 ft. in width and 6 ft. in length.
- (4) Prohibits donation drop-off boxes to be located in any required open space; in any landscaped area; on any street, sidewalk or trail; in the sight distance triangle on corner lots; or in any location that blocks or interferes with vehicular or pedestrian circulation.
- (5) Requires donation drop-off boxes to be weather-proof, constructed of painted metal, plastic, or other similarly noncombustible material; maintained in good repair and in a manner that complies with all applicable Building Code and Fire Code regulations; secured from unauthorized access and screened from street-level view of any abutting residential property.
- (6) Requires donation drop-off boxes to display the following information:
 - a. requested items and materials for donation;
 - b. name of operator or owner;
 - c. name of entity responsible for maintenance and removal of items, including items left outside the box;
 - d. telephone number of owner, operator or designated agent and
 - e. notice that states no items shall be left outside the box and that liquids and refuse disposal are prohibited.

Z.O. Amendment
(Hedemiemi)

MINOR/EDITORIAL REVISIONS – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment proposes an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

M. O'Hare **ADOPTION REC**

- (1) Revises Par. 2B(2) of Sect 2-514 to increase the permitted height of directional/panel antennas from 6 feet to 8.5 feet when mounted on existing or replacement utility distribution and transmission poles or light/camera standards. Also

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revises Par. 2C(3)(b) to increase the permitted diameter for certain new or replacement light/camera standards from 42 inches to 60 inches.

- (2) Revises Par. 1 of Sect 8-305 to permit the BZA to allow an expansion of the permitted hours of attendance for a nonresident employee beyond the current limits of 7:00 AM to 6:00 PM.
- (3) Revises Paragraphs 3 and 4 of Sect. 8-810 to allow temporary farmers' markets when there is frontage or safe and convenient access to any arterial street and clarifies the kinds of display items (canopies, tables, temporary portable shelving, hanging racks, etc.) that may be utilized for the market.
- (4) Revises the reference to the Noise Standards from Chapter 108 of the Code to 108.1 of the Code to reflect the recodification in the Code of Fairfax County.
- (5) Deletes references to metric units of measure and inserts the English equivalent in Sections 17-106 and 17-201 and 18-704.
- (6) Modifies the definition of group residential facility in Article 20 to be consistent with the amended language in the Code of Virginia, which permits a resident or nonresident staff person.

[CSP 2011-PR-011](#)
(Providence)

THE MITRE CORPORATION – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the E. side of Colshire Dr., approx. 880 ft. S. of Dolley Madison Blvd., on approx. 2.93 ac. of land zoned PTC, HC. Tax Map 30-3 ((28)) 4C. (Concurrent with SEA 2002-PR-031-02).

S. Wright

APPROVAL REC

[SEA 2002-PR-031-02](#)
(Providence)

THE MITRE CORPORATION – Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 2002-PR-031 previously approved for a waiver of certain sign regulations to permit the installation of additional way finding signage and associated modifications to site design and development conditions. Located at 7515 Colshire Dr., McLean, 22102, on approx. 19.60 ac. of land zoned C-3, HC. Tax Map 30-3 ((28)) 3 A1 and 4 A3. (Concurrent with CSP 2011-PR-011).

S. Wright

APPROVAL REC

[SE 2015-SU-009](#)
(Sully)

LAIBA SHEIKH/LAIBA'S FAMILY DAY CARE – Appl. under Sect(s). 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5723 Triplett Dr., Centreville, 20120, on approx. 11,547 sq. ft. of land zoned PDH-12, WS. Tax Map 54-3 ((10)) 15.

W.
O'Donnell

D/O TO 7/15/22
(from 9/30/15)

[RZ/FDP 2014-SU-016](#)
(Sully)

WESTFIELDS VENTURE LP – Appls. to rezone from I-3, WS to PRM, WS to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.50 including bonus density for the provision of Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs), approval of the conceptual and final development plans, and

W.
O'Donnell

APPROVAL REC
(from 6/24/15)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

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Revised 7/9/15

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a waiver #1764-WPFM-001-1 to permit the location of underground storm water management facilities in a residential area. Located on the N.W. quadrant of the intersection of Westfields Blvd. and Stonecroft Blvd., on approx. 50.59 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 44-3 ((1)) 15. Also, under the Board’s consideration will be the applicant’s Water Quality Impact Assessment Request #6179-WQ-004-1 and a Resource Protection Area Encroachment Exception Request #6179-WRPA-007-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit the encroachment within a Resource Protection Area (RPA) for the purpose of constructing amenities. (Concurrent with PCA 78-S-063-07).

PCA 78-S-063-07
(Sully)

WESTFIELDS VENTURE LP – Appl. to amend the proffers for RZ 78-S-063 previously approved for business/industrial park to delete 50.59 ac. to be included in concurrent RZ/FDP 2014-SU-016. Located in the N.W. quadrant of the intersection of Westfields Blvd. and Stonecroft Blvd., on approx. 50.59 ac. of land of land zoned I-3. Tax Map 44-3 ((1)) 15. (Concurrent with RZ/FDP 2014-SU-016).

W.
O’Donnell

APPROVAL REC
(from 6/24/15)

FDPA 2002-MV-040-02
(Mount Vernon)

LORTON AL INVESTORS, LLC – Appl. to amend the final development plans for RZ 2002-MV-040 to permit a medical care facility and associated changes to development conditions. Located in the N.W. quadrant of the intersection of Silverbrook Rd. and White Spruce Way, on approx. 2.94 ac. of land zoned PDH-12. Tax Map 107-1 ((7)) E.

C. Bishop

APPROVED
(from 6/25/15)

FAIRFAX COUNTY PLANNING COMMISSION

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Posted: 7/15/15
Revised: 7/16/15

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COMMITTEE MEETINGS

None at this time.

CONSENT AGENDA

None at this time.

FEATURES SHOWN

FSA-S06-10-1 – Fairfax County Park Authority (South Run District Park), 7550 Reservation Drive - **CONCUR**

FSA-S15-23-3 – Verizon Wireless, 4050 Legato Road (Deadline: 9/23/15) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>FS-D14-53</u> (Dranesville)	<u>BC CONSULTANTS FOR THE FALLS CHURCH CITY SCHOOL BOARD AND CITY OF FALLS CHURCH VA</u> – Appl. for a proposed school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Area II.	C. Caperton	D/O TO 9/17/15 <i>(P/H from 6/24/15)</i>
<u>PLAN AMENDMENT</u> (Mason)	<u>PA 2013-I-B2</u> - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approximately 218 acres of land surrounding Arlington Boulevard (Route 50), and Leesburg Pike (Route 7). The area is generally bounded by portions of Wilson Boulevard and the City of Falls Church to the north, and Arlington County to the north/southeast. The area includes single family properties south of Route 50 and multi-family properties south of Patrick Henry Drive between Route 50 and Leesburg Pike. On the south/northwest, the boundary follows the non-residential uses that are along Leesburg Pike and are adjacent to Juniper Lane, Castle Road, and Sleepy Hollow Road. The area is described as the Seven Corners Community Business Center (CBC) in the Baileys Planning District of the Area I Volume of the Comprehensive Plan. Plan text changes are proposed in the Seven Corners CBC section as well as other sections of the Baileys Planning District and Jefferson Planning District. The subject area is currently planned for retail, office, residential, mixed use, public facilities, institutional and other uses at various intensities. The proposed Plan amendment recommends a mixed-use town center anchored by two less intense mixed use villages that are connected by a central spine road that serves motorists, pedestrians and bicyclists. Each mixed-use center would include a refined grid of streets with enhanced streetscapes. The transportation system is recommended to be improved with a redesign of the Seven Corners interchange into a four-legged intersection of Leesburg Pike, Wilson Boulevard and Sleepy Hollow Road and with the construction of a new ring road around this intersection. All roads are recommended to be complete streets that accommodate multiple modes of transportation. Recommended open spaces include a large-scale civic plaza for community gathering in the town center, a common green, pocket parks, additional recreational facilities and a linear green space with a trail.	B. Suchicital	ADOPTION REC <i>(D/O from 7/8/15)</i> <i>(P/H from 5/7/15)</i>

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Corresponding to the proposed villages and town center, the recommended Comprehensive Plan for the Seven Corners CBC concentrates redevelopment in areas described as Opportunity Areas that were determined to have the greatest redevelopment potential. The proposed Plan uses a form-based approach to replace existing recommendations expressed as Floor Area Ratio (FAR) to guide the intensity and form of redevelopment in Opportunity Areas. Development in each of the three Opportunity Areas is recommended as follows: 1) Williston Village up to 2,760,000 square feet of residential use, and 391,000 square feet of non-residential uses; 2) Town Center up to 2,450,000 square feet of residential use, and 1,350,000 square feet of non-residential uses; and, 3) Leesburg Pike Village up to 404,000 square feet of residential use, and 135,000 square feet of non-residential uses. The overall maximum number of square feet in the CBC recommended in the Plan could be up to 3,584,000 square feet of existing and new non-residential uses, and 6,723,000 square feet of existing and new residential uses and urban design guide build-out potential in an Opportunity Area. In addition, redevelopment is expected to be accompanied by coordinated development and phasing plans; contributions to the transportation network, public parks and public facilities; achievement of at least LEED certification, provision of affordable housing and demonstration of compatibility with adjacent lower density areas planned to remain. Potential development in areas outside the Opportunity Areas is recommended to continue to be guided by floor area ratio limits. Other revisions to areawide text are recommended as needed to be consistent with new site specific guidance or to reflect editorial updates. Other changes to transportation network and public facilities guidance may also be adopted. In addition, the description of the Baileys Crossroads CBC Concept for Future Development is also recommended to be revised to reflect Plan Amendments PA 2013-I-B2 and ST10-CW-3CP.

SE 2015-SU-009
(Sully)

LAIBA SHEIKH/LAIBA’S FAMILY DAY CARE – Appl. under Sect(s). 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5723 Triplett Dr., Centreville, 20120, on approx. 11,547 sq. ft. of land zoned PDH-12, WS. Tax Map 54-3 ((10)) 15.

W.
O’Donnell

APPROVAL REC
(P/H from 7/8/15)
(from 9/30/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 94-L-004</u> (Lee)	<u>4203 BUCKMAN, LLC</u> – Appl. to amend the proffers for RZ 94-L-004 previously approved for residential development to permit modifications to proffers and site design. Located in the N.E. quadrant of the intersection of Buckman Rd. and Main St., on approx. 20,000 sq. ft. of land zoned R-12, HC. Comp. Plan Rec: 2-3 du/ac. with an option for 8-12 du/ac. Lee District. Tax Map 101-3 ((1)) 15B.	K. Atkinson	APPROVAL REC (from 9/16/15)

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Wednesday, July 15, 2015

Posted: 7/15/15
Revised: 7/16/15

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|--|--|-------------|---|
| <u>PCA 1998-LE-064-03</u>
<i>(Lee)</i> | <u>SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C, LLC</u> – Appl. to amend the proffers for RZ 1998-LE-064 previously approved for mixed use development to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.47. Located at the terminus of Metropolitan Center Dr., S.W. of Springfield Metro Center, on approx. 8.80 ac. of land zoned C-4. Comp. Plan Rec: Industrial. Tax Map 90-2 ((1)) 56C pt. (Concurrent with PCA/CDPA/FDPA 2011-LE-022 and PCA 2008-LE-015-02). | K. Atkinson | APPROVAL REC |
| <u>PCA 2008-LE-015-02</u>
<i>(Lee)</i> | <u>SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C, LLC</u> – Appl. to amend the proffers for RZ 2008-LE-015 previously approved for office uses to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.47. Located on the W. side of Springfield Center Dr., S.W. of Springfield Metro Center, on approx. 24,394 sq. ft. of land zoned C-4. Comp. Plan Rec: Industrial. Tax Map 90-4 ((1)) 11B pt. (Concurrent with PCA/CDPA/FDPA 2011-LE-022 and PCA 1998-LE-064-03). | K. Atkinson | APPROVAL REC |
| <u>PCA/CDPA/FDPA 2011-LE-022</u>
<i>(Lee)</i> | <u>SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C, LLC</u> – Appls. to amend the proffers, conceptual and final development plans for RZ 2011-LE-022 previously approved for an office development to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.89. Located on the W. side of Springfield Center Dr., S.W. of Springfield Metro Center, on approx. 6.28 ac. of land zoned PDC. Comp. Plan Rec: Industrial. Tax Map 90-2 ((1)) 56C pt., 58D, and 90-4 ((1)) 11B pt. (Concurrent with PCA 1998-LE-064-03, and PCA 2008-LE-015-02). | K. Atkinson | APPROVAL REC |
| <u>PCA 83-S-029-02</u>
<i>(Braddock)</i> | <u>CHICK-FIL-A, INC.</u> – Appl. to amend the proffers for RZ 83-S-029 previously approved for a planned residential community to permit a fast food restaurant with drive-thru and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the N. side of Burke Centre Pkwy., approx. 1,500 ft. E. of Ox Rd., on approx. 13.73 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 77-1 ((1)) 75A, 75B, 75C, and 75D. (Concurrent with DPA-C-546-24 and PRC-C-546-03). | J. Gorney | APPROVAL REC
<i>(from defer indef.)</i> |
| <u>PRC-C-546-03</u>
<i>(Braddock)</i> | <u>CHICK-FIL-A, INC.</u> – Appl. to approve the PRC plan associated with RZ 83-S-029 to permit a fast food restaurant with drive-thru. Located on the N. side of Burke Centre Pkwy., approx. 1,500 ft. E. of Ox Rd., on approx. 13.73 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 77-1 ((1)) 75A, 75B, 75C, and 75D. (Concurrent with PCA 83-S-029-02 and DPA-C-546-24). | J. Gorney | APPROVAL REC
<i>(from defer indef.)</i> |
| <u>DPA-C-546-24</u>
<i>(Braddock)</i> | <u>CHICK-FIL-A, INC.</u> – Appl. to permit the 24th amendment of the Development Plan for RZ 83-S-029 to permit a fast food restaurant with drive-thru and an increase in the allowable square footage for Land Bay 8E by 3,000 sq. ft., from 129,000 sq. ft. to 132,000 sq. ft., with an overall Floor Area Ratio (FAR) of 0.22 and associated | J. Gorney | APPROVAL REC
<i>(from defer indef.)</i> |

FAIRFAX COUNTY PLANNING COMMISSION

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*Posted: 7/15/15
Revised: 7/16/15*

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modifications to site design. Located on the N. side of Burke Centre Pkwy., approx. 1,500 ft. E. of Ox Rd., on approx. 13.73 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 77-1 ((1)) 75A, 75B, 75C, and 75D. (Concurrent with PCA 83-S-029-02 and PRC-C-546-03).

SE 2015-LE-004
(Lee)

FATMA RIAHI, FATMA'S PLAY HOUSE – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6812 Ericka Ave., Alexandria, 22310, on approx. 1,560 sq. ft. of land zoned PDH-8 and NR. Tax Map 91-2 ((13)) 56.

B. Katai

P/H TO 9/30/15
(from 7/8/15)
(from 6/17/15)

PRC 80-C-111
(Hunter Mill)

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS – Appl. to approve the PRC plan associated with RZ 80-C-111 to permit modifications to an existing place of worship. Located on the S. side of Lake Newport Rd. and E. side of Fairfax County Pkwy., on approx. 3.53 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 11-3 ((13)) 1.

C. Bishop

APPROVAL REC
(from 5/13/15)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 22, 2015

Posted: 7/22/15
Revised: 7/23/15

KEY
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COMMITTEE MEETINGS

The Environment Committee met in the Board Conference Room at 7:00 p.m.

CONSENT AGENDA

None at this time

FEATURE SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2015-MV-003</u> (Mount Vernon)	<u>FIRST YEARS LEARNING CENTER LLC / CLAUDIA TRAMONTANA</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6614 Winstead Manor Ct., Lorton, 22079, on approx. 10,488 sq. ft. of land zoned PDH-2. Tax Map 99-2 ((17)) 34.	M. Tsai	APPROVAL REC (D/O from 7/8/15) (D/O from 6/18/15) (P/H from 6/10/15) (from 6/3/15)
<u>Z.O. Amendment</u> (Hedemiemi)	<u>DONATION DROP BOXES</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment proposes an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, specifically Zoning Ordinance Sections 10-102 and 20-300, as follows: <ol style="list-style-type: none">(1) Defines a donation drop-off box as a portable outdoor container for the collection and storage of unwanted textile and household items that are periodically removed from the container.(2) Permits donation drop-off boxes as an accessory use in the C-5, C-6, C-7, C-8 and C-9 Districts on lots 40,000 sq. ft. or greater in size; in any commercial area of a P district when ancillary to the principal use and only when shown on an approved development plan; in any R district where the principal use of the development is not residential; or in conjunction with approval of another use by a special permit, special exception, or a proffered rezoning and only when shown on an approved development plan.(3) Limits the number, location and size of donation drop-off boxes to:<ol style="list-style-type: none">a. a maximum number of 2 per lot;b. any yard except the minimum required front yard;c. one contiguous area of no greater than 120 sq. ft. in size; andd. a maximum size of 7 ft. in height, 6 ft. in width and 6 ft. in length.(4) Prohibits donation drop-off boxes to be located in any required open space; in any landscaped area; on any street,	H. Eddy	APPROVAL REC (P/H from 7/8/15)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 22, 2015

Posted: 7/22/15
 Revised: 7/23/15

KEY
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 D/O – Decision Only

sidewalk or trail; in the sight distance triangle on corner lots; or in any location that blocks or interferes with vehicular or pedestrian circulation.

- (5) Requires donation drop-off boxes to be weather-proof, constructed of painted metal, plastic, or other similarly noncombustible material; maintained in good repair and in a manner that complies with all applicable Building Code and Fire Code regulations; secured from unauthorized access and screened from street-level view of any abutting residential property.
- (6) Requires donation drop-off boxes to display the following information:
 - a. requested items and materials for donation;
 - b. name of operator or owner;
 - c. name of entity responsible for maintenance and removal of items, including items left outside the box;
 - d. telephone number of owner, operator or designated agent and
 - e. notice that states no items shall be left outside the box and that liquids and refuse disposal are prohibited.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2015-HM-006</u> (Hunter Mill)	<u>METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY</u> – Appl. under Sect. 5-404 of the Zoning Ordinance to permit electronically-powered regional rail transit facilities. Located at 12530 Sunrise Valley Dr., Herndon, 20191, on approx. 22,550 sq. ft. of land zoned I-4. Tax Map 16-4 ((1)) 27 (pt.). (Concurrent with 2232-H15-7.)	M. Tsai	APPROVAL REC
<u>2232-H15-7</u> (Hunter Mill)	<u>METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit electronically-powered regional rail transit facilities. Located at 12530 Sunrise Valley Dr., Herndon, 20191, on approx. 22,550 sq. ft. of land zoned I-4. Tax Map 16-4 ((1)) 27 (pt.). (Concurrent with SE 2015-HM-006.)	M. Tsai	APPROVED

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, July 22, 2015

Posted: 7/22/15
Revised: 7/23/15

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

SEA 2004-MV-001-
02
(*Mount Vernon*)

THE TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH –
Appl. under Sects. 3-103 and 3-104 of the Zoning Ordinance to amend
SE 2004-MV-001 previously approved for a telecommunications
facility to permit continuation of the use to a newly modified site and
associated modifications to site design and development conditions.
Located at 8616 Pohick Rd., Springfield, 22153, on approx. 3.98 ac. of
land zoned R-1. Tax Map 98-1 ((1)) 21.

M. Tsai

P/H DEFER INDEF.

(from 6/10/15)
(from 5/20/15)
(from 4/15/15)
(from 1/8/15)
(from 1/7/15)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 23, 2015

Posted: 7/23/15
Revised 7/24/15

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

COMMITTEE MEETINGS

None at this time

CONSENT AGENDA

None at this time

FEATURE SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2015-SP-012</u> (Springfield)	<u>MACY'S RETAIL HOLDINGS, INC.</u> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 11700 Lee Jackson Memorial Hwy., on approx. 14.19 ac. of land zoned C-7, HC. Tax Map 46-3 ((8)) 5.	M. Lynskey	APPROVAL REC (from 10/21/15)
<u>SE 2014-MV-074</u> (Mount Vernon)	<u>CARLA MCNEIL SEAY/CARLA'S WEECARE HOME DAYCARE</u> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8045 Winding Way Ct., Springfield, 22153, on approx. 16,130 sq. ft. of land zoned PDH-3. Tax Map 98-1 ((4)) 541.	N. Rogers	APPROVAL REC (from 6/25/15) (from 4/29/15)
<u>PA 2015-III-DS1</u> (Sully)	<u>COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J, WEGMANS)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 21 ac. generally located north of the Westfields Boulevard and Newbrook Drive/Park Meadow Drive intersection (Tax Map #44-1((1)) 6 part). The area is planned for office, conference center/hotel, industrial/flex, and industrial uses at an average intensity of 0.5 FAR. The amendment will consider an option for approximately 180,000 square feet of retail uses. Recommendations relating to the transportation network may also be modified.	B. Cho	ADOPTION REC (from 7/9/15) (from 6/10/15)