

# June 2009

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

Posted: 4/30/09  
Revised: 6/11/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, June 10, 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 MARKUP ONLY**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
NORTH COUNTY AREA PLAN REVIEW – NON VDOT ITEMS (SULLY, PROVIDENCE, DRANESVILLE, HUNTER MILL) ( <b>PUBLIC HEARING WAS 5/20/09</b> )		
08-III-13UP	A. Klibaner	<b>APPROVED STF ALT</b>
08-III-15UP	A. Klibaner	<b>APPROVED STF REC</b>
08-III-16UP, 17UP, 18UP	C. Quintero	<b>D/O to 7/9/09</b>
08-III-19UP	A. Klibaner	<b>APPROVED STF REC</b>
08-III-20UP	A. Klibaner	<b>APPROVED STF ALT</b>
08-III-21UP ( <b>DRANESVILLE</b> )	A. Klibaner	<b>APPROVED SUBMISSION</b>
08-III-14UP	F. Darab	<b>APPROVED SUBMISSION</b>
08-III-4UP	F. Darab	<b>APPROVED ALT TEXT</b>
08-III-5UP ( <b>HUNTER MILL</b> )	F. Darab	<b>APPROVED SUBMISSION</b>
08-II-4V ( <b>PROVIDENCE</b> )	M. Van Dam	<b>APPROVED PC ALT</b>
08-III-1DS	B. Suchicital	<b>D/O to 7/30/09</b>
08-III-3DS	B. Suchicital	<b>APPROVED STF REC</b>
08-III-4DS	B. Suchicital	<b>APPROVED STF REC</b>
08-III-5DS	B. Suchicital	<b>APPROVED TASK FORCE REC AS MOD</b>
08-III-7DS	B. Suchicital	<b>APPROVED TASK FORCE REC</b>
08-III-2BR	B. Suchicital	<b>APPROVED PC MOD</b>
08-III-FC1 ( <b>SULLY</b> )	B. Suchicital	<b>APPROVED STF/TASK FORCE REC</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

None at this time.

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

None at this time.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 10, 2009**

**7:00 p.m.** The Land Use Process Review Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion on the proposed public hearing deferral fees.

**ITEMS SCHEDULED FOR DECISION-ONLY**

**NORTH COUNTY AREA PLANS REVIEW (APR) (NON-VDOT ITEMS) MARKUP SESSION – DRANESVILLE, HUNTER MILL, MOUNT VERNON, & PROVIDENCE DISTRICTS** – The Planning Commission made its recommendations on the following proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Dranesville, Hunter Mill, Mount Vernon, and Providence Districts, in accordance with the *Code of Virginia*, Title 15.1, Chapter 11.

**DRANESVILLE DISTRICT:**

**APR #08-III-13UP:** Properties abutting Georgetown Pike from Leesburg Pike to Difficult Run, approx. 205.30 ac. AP: Georgetown Pike designated as Virginia Byway. Right of Way (ROW) should be maintained in current configuration. Traffic mitigation other than through road widening should be utilized. Seek conservation easements to preserve scenic and historic character. NP: Add Plan text that Georgetown Pike is eligible for listing on Virginia Landmarks Register and National Register of Historic Places. To protect the aesthetic character of the Pike, Fairfax County should limit densities on the land on both sides of the Pike to a depth of 100 to 150 feet beyond the ROW. **APPROVED STAFF ALTERNATE**

**APR #08-III-15UP:** Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with some private recreation, private open space, public park, and retail. NP: Add plan text to encourage placement of utilities underground and protection of heritage trees. **APPROVED STAFF RECOMMENDATION**

**APR #08-III-16UP:** Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, River Bend Road, Beach Mill Road, Seneca Road, and Loudoun Co. AP: Generally planned for low-density residential with private recreation and public park. NP: Add Plan text that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas. **D/O TO 7/9/09**

**APR #08-III-17UP:** Area generally bounded by Seneca Road, Beach Mill Road, River Bend Road, Georgetown Pike, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with private recreation, public park, and retail. NP: Add Plan text that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas. **D/O TO 7/9/09**

**APR #08-III-18UP:** Area generally bounded by Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, and Leesburg Pike. AP: Generally planned for low-density residential with private open space, public park, and retail. NP: Add Plan text indicating that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas. **D/O TO 7/9/09**

**APR #08-III-19UP:** Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with some private recreation, private open space, public park, and retail. NP: Add Plan text to encourage the use of pervious and semi-pervious materials for paved areas.

**APPROVED STAFF RECOMMENDATION**

**APR #08-III-20UP:** Area generally bounded by Potomac River, Towlston Road, Difficult Run, Vale Road, Lee Jackson Mem. Hwy., Sully Road, and Loudoun Co. AP: Generally planned for a variety of land uses including residential, non-residential, park, and open space. NP: Update the Environment section of the Upper Potomac Planning District Overview and incorporate current Policy Plan guidance. **APPROVED STAFF ALTERNATE**

**APR #08-III-21UP:** Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Dr., Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, Leesburg Pike, and Loudoun Co. AP: Generally planned for low-density residential with some private recreation, private open space, public park, and retail. NP: Add Plan text to Public Facilities section of Upper Potomac Planning District to explore sites for a community center in planning sectors UP1, UP2, and UP3. **APPROVED AS SUBMITTED**

**HUNTER MILL DISTRICT:**

**APR #08-III-4UP:** Reston Community Planning Sector (UP5) and Reston-Herndon Suburban Center's Land Units C, D, E, F, G, and H. AP: Reston-Herndon Suburban Center's Transit Station Area's Design Review Guidelines provide guidance for public art. The Reston Community Planning Sector Plan text is silent on provision of public art. NP: Incorporate text regarding public art within planning sector UP5 and the Reston-Herndon Suburban Center's Land Units C, D, E, F, G, and H. **APPROVED ALTERNATE TEXT**

**APR #08-III-5UP:** General area bounded by Centreville Road, Monroe St., Fox Mill Road, and Herndon Pkwy., on 365.00 ac. AP: Reston-Herndon Suburban Center's Land Unit A currently includes the Worldgate development located within the Town of Herndon. NP: Editorial changes to Reston-Herndon Suburban Center's Land Units A and B. Changes affect Land Unit designation and text due to transfer of planning and zoning responsibilities to Town of Herndon as well as implementation of Plan recommendations. **APPROVED AS SUBMITTED**

**APR #08-III-14UP:** NW intersection of Sunrise Valley Dr. and Reston Pkwy., on 40.87 ac. AP: Sub-unit E-5 is missing Plan text that was inadvertently left out after the adoption of Plan Amendment 2000-01. NP: Correct an editorial error that occurred in Plan Amendment 2000-01 in 2001. No change in plan designation. **APPROVED AS SUBMITTED**

**PROVIDENCE DISTRICT:**

**APR #08-II-4V:** S. of Vienna Transit Station, W. of Hunters Branch Condos, on 28.91 ac. AP: Residential use at 4-5 du/ac; Opt. 1 for residential use at 16-20 du/ac and 12-16 du/ac with conditions; Opt. 2 for mixed-use up to 2.25 FAR in core area with conditions. NP: Substitute 700,000 sf of residential use in core area for 700,000 sf of office use in core area, 2.25 FAR to remain. **APPROVED PC ALTERNATE**

**SULLY DISTRICT:**

**APR #08-III-2BR:** SW corner of Centreville Road and New Braddock Road, on 1.33 ac. AP: Low-intensity Office use at FAR up to .20. NP: S. of New Braddock Road: Remove from Land Bay C-8 private open space with option for residential up to 5-8 du/ac. **APPROVED AS MODIFIED BY PC**

**APR #08-III-1DS:** Along the W. side of Stonecroft Blvd., S. of Pepsi Pl., N. of Stonecroft Center Ct., on 9.86 ac. AP: Industrial, research and development, and industrial/flex uses up to a maximum FAR of .35. NP: An optional use of Parcel 34-3((1))1D is an expansion of the existing adjacent auto park, not to exceed .35 FAR. **D/O TO 7/30/09**

**APR #08-III-3DS:** E. of Sully Rd, N. of McLearen Road, W. of Centreville Road, S. and W. of Horsepen Run., on 265 ac. AP: Light industrial, industrial/flex, office use, and the former Redskins Park. NP: Revisions to acknowledge current land uses such as Rachel Carson Middle School, departure of Redskins Park, and Creekside neighborhood. Re-plan parcel E. of middle school for office use up to 0.5 FAR. **APPROVED STAFF RECOMENDATION**

**APR #08-III-4DS:** SW corner of Elmwood St. and Rt. 50, on .55 ac. AP: Tax Map parcel 34-4((1))52A is planned for retail use up to .08 and .20 FAR. NP: Retail use up to .08 FAR for Tax Map parcel 34-4((1))52A. **APPROVED STAFF RECOMMENDATION**

**APR #08-III-5DS:** Bounded by Sully Road on the W., Willard Road to the S., Brookfield Corporate Dr. to the E., and the Sullyfield Business Park to the N., on 49.50 ac. AP: Non-residential mixed-use up to 0.5 FAR. NP: Non-residential mixed-use up to 0.7 FAR. **APPROVED TASK FORCE RECOMMENDATION AS MODIFIED**

**APR #08-III-7DS:** Rt. 50 E. of Fairfax/Loudoun County line, S. of Dulles Airport, W. of Stonecroft Blvd., on 265 ac. AP: High quality campus-style office and industrial/flex use up to .35 FAR. NP: In addition to current Plan language, allow I-5 Zoning District uses. **APPROVED STAFF & TASK FORCE RECOMMENDATION**

**S08-III-FC1 – OUT-OF-TURN PLAN AMENDMENT:** NE corner of Rt. 50 and Fair Ridge Dr., on 28.05 ac. AP: Low-intensity office, retail, and institutional use not to exceed .25 FAR at the overlay level. Option: Hotel use with an overall intensity not to exceed .15 FAR may be considered on the Rt. 50 frontage as an alternative to planned low-intensity mix of uses. NP: Change 90,000 sf of office space to 100 units of affordable elderly housing. **APPROVED STAFF & TASK FORCE RECOMMENDATION**

Copies of APR documents, including all 2008-2009 North County APR nominations, Task Force recommendations, and staff reports may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA or by visiting <http://www.fairfaxcounty.gov/dpz/apr/>.

Posted: 6/10/09  
Revised: 6/11/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 10, 2009**

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

**FEATURES SHOWN: CONCUR**

FS-S09-27 – Cricket Communications, 6001 Union Mill Road (Deadline: 7/21/09)

FS-S09-12 – Cricket Communications, 12895 Clifton Creek Drive (Deadline: 7/31/09)

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**NO PUBLIC HEARINGS**

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**NORTH COUNTY AREA PLANS REVIEW (Non-VDOT)**  
**(APR) MARKUP**

**DRANESVILLE DISTRICT**

APR-08-III-13UP – **APPROVED STAFF ALT**

APR-08-III-15UP – **APPROVED STAFF REC**

APR-08-III-16UP – **DEFER D/O TO 7/9/09**

APR-08-III-17UP – **DEFER D/O TO 7/9/09**

APR-08-III-18UP – **DEFER D/O TO 7/9/09**

APR-08-III-19UP – **APPROVED STAFF REC**

APR-08-III-20UP – **APPROVED STAFF ALT**

APR-08-III-21UP – **APPROVED AS SUBMTTD**

**HUNTER MILL DISTRICT**

APR-08-III-4UP – **APPROVED ALT TEXT**

APR-08-III-5UP – **APPROVED AS SUBMTTD**

APR-08-III-14UP – **APPROVED AS SUBMTTD**

**PROVIDENCE DISTRICT**

APR-08-II-4V – **APPROVED PC ALT**

**SULLY DISTRICT**

APR-08-III-2BR – **APPRVD AS MOD BY PC**

APR-08-III-1DS – **DEFER D/O TO 7/30/09**

APR-08-III-3DS – **APPROVED STAFF REC**

APR-08-III-4DS – **APPROVED STAFF REC**

APR-08-III-5DS – **APPRVD TASK FRC REC  
AS MODIF.**

APR-08-III-7DS – **APPROVED STAFF &  
TASK FRC REC**

OTPA S08-III-FC1 – **APPROVED STAFF  
& TSK FRC REC**

Posted: 4/30/09  
Revised: 6/12/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 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.

**ADMINISTRATIVE ACTION ITEMS**

Environment Committee Recommendation on Riparian Buffers – **APPROVAL RECOMMENDED**  
Land Use Process Review Committee Recommendation on Deferral Fees - **APPROVAL REC**

**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>
SE 2008-SP-025 (Springfield)	Islamic Saudi Academy 11101/11115,11121,11123 Popes Head Rd (for building additions, increase in enrollment & site modifications)	T. Strunk	<b>APPROVAL REC</b> (D/O from 5/14/09) (P/H on 3/18/09)
PRC A-502/ SE 2008-HM-024 (Hunter Mill)	Trustees of the United Christian Parish of Reston (11506 & 11508 North Shore Dr.) (for church w/ <i>child care center and nursery school</i> )	K. Goddard- Sobers	<b>APPROVAL REC</b> (P/H on 5/28/09)

**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>
AF 2008-SP-001 SEA 83-S-036	Russell G. Hall (12510 Yates Ford Road) ( <i>For A&amp;F District and reduction in land area for microwave facility</i> )	S. Zottl	<b>APPROVAL REC</b> (from 5/28/09)
AR 91-D-004-02 (Dranesville)	Durward & Tarry Faries (8407,8501 Georgetown Pike & 8548,8570 Old Dominion Dr)( <i>agricultural &amp; forestall renewal</i> )	S. Zottl	<b>APPROVAL REC</b>
PCA 2006-SU-025 FDPA 2006-SU-025 (Sully)	Commonwealth Centre Investors, LLC (NW quadrant of Sully Rd. & Westfields Blvd. intersection)( <i>For optional two structured parking garages &amp; use as child care center</i> )	T. Strunk	<b>APPROVAL REC</b> <b>APPROVED</b> (from 5/14/09)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
2232-D09-5 (Dranesville)	Public Works & Environmental Svcs. (1244 Oak Ridge Avenue)( <i>For renovation of Dolley Madison Library</i> )	D. Jillson	<b>P/H to 5/6/09</b>
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) ( <i>For restaurant use</i> )	S. Lin	<b>P/H to 7/29/09</b>
SE 2009-LE-001 (Lee)	Nazir A. & Asraf N. Bhagat (5966,5970,5974,5978 Clames Dr)( <i>for Independent living facilities</i> )	S. Williams	<b>P/H to 6/25/09</b>
SEA 85-L-059-6 (Lee)	BSI Inc. T/A Browne Academy 5917 Telegraph Road ( <i>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</i> )	K. Goodard- Sobers	<b>P/H to 7/8/09</b> (from 5/28/09)

Posted: 4/30/09  
Revised: 6/12/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 11, 2009**

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

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES (continued)**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2008-SP-039 (Springfield)	APC Realty & Equipment Co. Inc. (11451 Braddock Rd)(telecom facility)	S. Zottl	<b>DEFER INDEF</b> (from 4/30/09)
SEA 01-H-027-2 (Hunter Mill)	One Reston CO LLC & Two Reston CO LLC (12000 & 12010 Sunrise Valley Dr.)(inc. in bldg. height To permit inc. in land area, addtl. Bldg. Height & inc. in FAR)	T. Strunk	<b>P/H to 6/25/09</b> (from 3/12/09)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JUNE 11, 2009**

**7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on encroachments into the Environmental Quality Corridor.

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

**ITEM SCHEDULED FOR DECISION ONLY**

**SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY** – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit building additions and associated modifications to site design and development conditions to an existing private school of general education. Located at 11101, 11115, 11121, 11123 Popes Head Rd. on approx. 34.05 ac. of land zoned R-C and WS. Tax Map 68-3 ((1)) 61, 62, 63, and 64. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

**SE 2008-HM-024 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON** – Appl. under Sect. 9-301 of the Zoning Ordinance to permit an existing church with child care center and nursery school with a maximum daily enrollment of 135 children to permit a building expansion and increase in seats within the church up to 350. Located at 11506 and 11508 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((1)) 6 and 13. (Concurrent with PRC A-502.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**PRC A-502 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON** – Appl. to approve the PRC plan associated with RZ A-502 to permit the expansion of an existing church with a childcare center and nursery school. Located at 11506 and 11508 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((1)) 6 and 13. (Concurrent with SE 2008-HM-024.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**AR 91-D-004-02 – DURWARD & TARRY FARIES** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 8407, 8501 Georgetown Pike and 8548, 8570 Old Dominion Dr. on approx. 33.74 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 20-1 ((1)) 33Z, 34Z, 35Z, 36Z, 58Z, and 77Z. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**SEA 85-L-059-06 – BSI INCORPORATED T/A BROWNE ACADEMY** – Appl. under Sects. 3-404 and 9-606 of the Zoning Ordinance to amend SE 85-L-059 previously approved for a private school of general education, nursery school, child care center, uses in a floodplain and RPA Exception to permit an increase in land area, and associated modifications to site design and development conditions. Located at 5909, 5917, and 5923 Telegraph Rd. on approx. 11.59 ac. of land zoned R-4. Tax Map 82-4 ((1)) 31A, 32, and 33. Also under the Board's consideration will be the applicant's Chesapeake Bay Resource Protection Area Encroachment Exception

Request #6562-WRPA-002-1 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance (Chapter 118) of the Code of the County of Fairfax and a related Water Quality Impact Assessment. The applicant proposes to construct a playground, parking, and vehicular access within a resource protection area. **LEE DISTRICT. P/H to 7/8/09**

**AF 2008-SP-001 – RUSSELL G. HALL** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 12510 Yates Ford Rd. on approx. 20.65 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Tax Map 85-2 ((1)) 33 and 38. (Companion to SEA 83-S-036.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

**SEA 83-S-036 – RUSSELL G. HALL** – Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 83-S-036 previously approved for a telecommunications facility to permit reduction in land area and associated modifications to site design and development conditions. Located at 12510 Yates Ford Rd. on approx. 15.84 ac. of land zoned R-C and WS. Tax Map 85-2 ((1)) 38. (Companion to AF 2008-SP-001.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

**PCA 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS, LLC AND COMMONWEALTH CENTRE INVESTORS II, LLC** – PCA and FDPA Appls. To amend the proffers, conceptual and final development plans for RZ 2006-SU-025 previously approved for mixed use development to permit site modifications with an overall Floor Area Ratio (FAR) of 0.32. Located in the N. quadrant of the intersection of Sully Rd. and Westfields Blvd. on approx. 100.81 ac. Of land zoned PDC and WS. Comp. Plan Rec: Mixed Use at 0.5 FAR. **SULLY DISTRICT. APPROVAL RECOMMENDED**

**FDPA 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS, LLC AND COMMONWEALTH CENTRE INVESTORS II, LLC** – PCA and FDPA Appls. To amend the proffers, conceptual and final development plans for RZ 2006-SU-025 previously approved for mixed use development to permit site modifications with an overall Floor Area Ratio (FAR) of 0.32. Located in the N. quadrant of the intersection of Sully Rd. and Westfields Blvd. on approx. 100.81 ac. Of land zoned PDC and WS. Comp. Plan Rec: Mixed Use at 0.5 FAR. **SULLY DISTRICT. APPROVED**

Posted: 6/11/09  
Revised: 6/12/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 11, 2009**

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

**DECISIONS ONLY:**

PRC A-502 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA  
SE 2008-HM-024 – TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA  
(P/H on 5/28/09) **APPROVAL RECOMMENDED**

SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY (P/H on 3/18/09) **APPROVAL RECOMMENDED**

**DEFERRAL:**

SEA 85-L-059-06 – BSI INCORPORATED T/A BROWNE ACADEMY – **P/H to 7/08/09**

**ADMINISTRATIVE ITEMS:**

Environment Committee Recommendation on Riparian Buffers **APPROVAL RECOMMENDED**

Land Use Process Review Committee Recommendation on Deferral Fees **APPROVAL RECOMMENDED**

**CONSENT AGENDA ITEM: CONCUR**

FS-V09-28 – Cricket Communications, 2501 Parkers Lane (Inova MV Hospital) (Deadline: 7/21/09)

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SEA 83-S-036 – RUSSELL G. HALL **APPROVAL RECOMMENDED**

AF 2008-SP-001 – RUSSELL G. HALL (Staff: Suzianne Zottl) **APPROVAL RECOMMENDED**

NO SPEAKERS

AR 91-D-004-02 – DURWARD AND TARRY FARIES (Staff: Suzianne Zottl) **APPROVAL RECOMMENDED**

NO SPEAKERS

PCA 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS, LLC AND COMMONWEALTH CENTRE INVESTORS II, LLC **APPROVAL RECOMMENDED**

FDPA 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS, LLC AND COMMONWEALTH CENTRE INVESTORS II, LLC (Staff: Tracy Strunk) **APPROVED**

NO SPEAKERS

Posted: 4/30/09  
Revised: 6/18/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, June 17, 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 MARKUP ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<u>Application</u>	<u>Staff</u>	<u>PC Action</u>
BRAC AREA PLAN REVIEW – VDOT PUBLIC HEARING ITEMS (HUNTINGTON AND SPRINGFIELD AREAS))		<b>Markup on 7/15/09</b>
08-IV-2LP	J. Lai	<b>W/D Accepted</b>
08-IV-9S	J. Lai	<b>M/U 7/15/09</b>
08-IV-1MV	A. Klibaner	<b>M/U 7/15/09</b>
08-IV-3MV	L. Mason	<b>M/U 7/15/09</b>
08-IV-4MV (MOUNT VERNON))	A. Klibaner	<b>M/U 7/15/09</b>
08-IV-4S	K. Rybold	<b>M/U 7/15/09</b>
08-IV-5S	K. Rybold	<b>M/U 7/15/09</b>
08-IV-8S (LEE)	K. Rybold	<b>M/U 7/15/09</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

None at this time.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 17, 2009**

**7:30 p.m.** The Planning Commission held public hearings on proposed Plan Amendment nominations submitted as part of the 2008 Base Realignment and Closure (BRAC) Area Plans Review process for the Mount Vernon and Lee Magisterial Districts. *The markup date for all items is July 15, 2009.*

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**

*(Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf= square feet.)*

**LEE DISTRICT:**

**BRAC APR #08-IV-4S** – W of I-95 off of Backlick Road AP: Industrial use up to .35 FAR. NP: Option for mixed use (predominately office) up to 1.4 FAR or up to 1.6 FAR with conditions on 8.37 ac.

**BRAC APR #08-IV-5S** – W of Fullerton Road, E of the EPG. AP: Industrial use up to .35 FAR. NP: Industrial use with an option for office and/or hotel with support services up to a 2.0 FAR on 4.77 ac.

**BRAC APR #08-IV-8S** – W of I-95, W of Fullerton, E of the EPG. AP: Industrial use up to .35 FAR. NP: Retail and other or alternative uses. Redevelopment with office and hotel up to 2.0 FAR may be appropriate on 14.65 ac.

**MOUNT VERNON DISTRICT:**

**BRAC APR #08-IV-2LP** – W of Telegraph Road, E of Pohick Estates Park, N of Southgate Woods townhouse development. AP: Industrial use up to .35 FAR. NP: Option 1 at .80 FAR with office, retail, institutional, industrial/flex, and hotel. Option 2 at 1.0 FAR with office, retail, institutional, industrial/flex, and hotel on 69.37 ac. **WITHDRAWAL ACCEPTED**

**BRAC APR #08-IV-1MV** – SW corner of Huntington Ave. and Richmond Hwy. AP: Res. development at 40 du/ac and up to 50 du/ac if traffic levels on Huntington Ave. and Richmond Hwy. operate at a level of service acceptable to VDOT. NP: Mixed-use development including the existing multifamily development, office, ground floor retail, hotel, and high-rise res. over structured parking with an overall FAR of 2.95, on 8.50 ac.

**BRAC APR #08-IV-3MV** – N of Huntington Ave., W of Metroview Pkwy., S of Cameron Run. AP: Office up to .30 FAR. NP: Mixed use up to 3.0 FAR with res., office, and restaurant/retail uses on 6.04 ac.

**BRAC APR #08-IV-4MV** – W of Richmond Hwy., N of Huntington Ave., E of Huntington Creek Road, S of the Fairfax County – City of Alexandria Line. AP: Retail, office and/or res. uses up to .50 FAR. Option for mixed-use development up to 1.0 FAR. Alternative option for res. up to 30 du/ac to be compatible w/ surrounding high rises. NP: Mixed use res. and retail that integrates the existing development and adds 602 new dwelling units for a density of up to 65 du/ac with first floor retail/restaurant uses at a minimum of 35,000 sf. Overall FAR of 1.65 on 28.17 ac.

**BRAC APR #08-IV-9S** – N of Telegraph Rd, W of Backlick Road, S of Cinder Bed Road. AP: Industrial up to .35 FAR on top soil processing site, approximately 30 acres. Remainder of the site planned for public parks, private recreation, and private open space. NP: Office up to .33 FAR on 56 acres.

Copies of APR documents, including all 2008 BRAC APR nominations, Task Force recommendations, and staff reports may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA or by visiting <http://www.fairfaxcounty.gov/dpz/apr/>.

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JUNE 18, 2009**

**7:00 p.m.** The Tysons Corner Committee will meet in Conference Rooms 2/3 of the Fairfax County Government Center to:

- Begin discussion on District text (only for those districts that have been reviewed by the Task Force Review Committee);
- Continue discussion on Urban Design language; and
- Continue discussion to reach a consensus on green buildings and affordable housing.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, JUNE 18, 2009**

Posted: 6/17/09  
Revised: 6/18/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 17, 2009**

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

**WITHDRAWAL: ACCEPTED**

BRAC #08-IV-2LP (Mount Vernon District)

**FEATURE SHOWN: CONCUR**

FS-S09-14 – New Cingular Wireless PCS, 5460 Rockpointe Drive (Deadline: 6/24/09)

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**BASE REALIGNMENT AND CLOSURE (BRAC) AREA PLANS**  
**REVIEW (APR) (Requiring VDOT Review)**

**MOUNT VERNON DISTRICT**

**BRAC #08-IV-9S** (Staff: Jennifer Lai)  
(Nominator: David R. Gill)

1. Cynthia Smith  
Newington Civic Association  
6713 Catskill Road  
Lorton, VA 22079
2. David Gill, Nominator  
McGuire Woods LLP  
1750 Tysons Boulevard Suite 1800  
McLean, VA 22102

**BRAC #08-IV-1MV** (Staff: Aaron Klibaner)

1. Keith Martin, Nominator  
Sack, Harris, & Martin, PC  
8270 Greensboro Drive  
McLean, VA 22102

**BRAC #08-IV-3MV** (Staff: Lindsay Mason)

1. Inda Stagg, Nominator  
Representing Huntington Ave. Assn.  
Walsh Colucci Lubely Emerich & Walsh PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201
2. Rossman P. Irwin, II  
2621A Huntington Avenue  
Alexandria, VA 22303

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, June 10, 2009**

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**BRAC #08-IV-4MV** (Staff: Aaron Klibaner)

1. Inda Stagg, Nominator  
Representing AIMCO  
Walsh Colucci Lubely Emerich & Walsh PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201
2. Patti Shwayder  
Walsh Colucci Lubely Emerich & Walsh PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201
3. Ray Novitske  
Huntington Community Association  
5831 Fifer Drive  
Alexandria, VA 22303
4. Robin Antonucci  
Wells and Associates  
11441 Robertson Drive, Ste.201  
Manassas, VA 20109

**LEE DISTRICT**

**BRAC #08-IV-4S** (Staff: Kimberly Rybold)

1. Frances Metcalf  
Saratoga Homeowners Association  
7809 New London Drive  
Springfield, VA 22153
2. Charles Metcalf  
Rolling Road Committee  
7809 New London Drive  
Springfield, VA 22153
3. Irene Mills  
Terra Grande Homeowners Association  
8223 Alvarado Court  
Springfield, VA 22153
4. Robert J. Makheja  
1401 Ingeborg Court  
McLean, VA 22101

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, June 10, 2009**

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**LEE DISTRICT** (*cont'd*)

5. David Gill, Nominator  
McGuire Woods LLP  
1750 Tysons Boulevard Suite 1800  
McLean, VA 22102

**BRAC #08-IV-5S** (Staff: Kimberly Rybold)

1. Lynne Strobel, Esquire, Agt. for the Nominator  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

**BRAC #08-IV-8S** (Staff: Kimberly Rybold)

1. William B. Lawson, Nominator  
Lawson, Tarter & Charvet, PC  
6045 Wilson Boulevard, Ste. 100  
Arlington, VA 22205
2. Cheryl Sharp  
Gorove/Slade Associates, Inc.  
3914 Centreville Road, Ste 330  
Chantilly, VA 20151

Posted: 4/30/09  
Revised: 7/8/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, June 24, 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.

**FEATURE SHOWN**

<b><u>Application</u></b>	<b><u>Description</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-D09-32	T-Mobile Northeast, LLC	S. Smith	<b>CONCUR</b>

**ITEMS SCHEDULED FOR MARKUP ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
BRAC AREA PLAN REVIEW – VDOT PUBLIC HEARING ITEMS (FRANCONIA/ SPRINGFIELD, EPG & TELEGRAPH ROAD AREAS)		<b>MARKUP</b> <b>7/15/09</b>
08-IV-1FS	L. Mason	
08-IV-2FS	L. Mason	
08-IV-4FS	M. Van Dam	
08-IV-10S (LEE)	J. Lai	

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
08-IV-5FS	M. Van Dam	<b>12/9/09</b>
08-IV-7FS	K. Rybold	<b>12/9/09</b>
08-IV-9FS	M. Van Dam	<b>12/9/09</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 24, 2009**

**7:30 p.m.** The Planning Commission held public hearings on proposed Plan Amendment nominations submitted as part of the 2008 Base Realignment and Closure (BRAC) Area Plans Review process (APR) for Virginia Department of Transportation (VDOT) items in the Lee Supervisory District in the Franconia/ Springfield, Engineering Proving Ground (EPG), and Telegraph Road Areas.

*\*The markup date for these scheduled items is July 15, 2009.*

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**

*(Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf= square feet.)*

**BRAC APR #08-IV-1FS:** E of Loisdale Road and I-95, S of the GSA Warehouse site, and N of Loisdale Estates. Springfield Center Dr. runs through the site. AP: Light industrial uses up to .35 FAR with option for up to .50 FAR for biotech/research and development uses. NP: Industrial uses with an option for mixed use up to 1.6 FAR with office and retail, on 6.05 ac. \*

**BRAC APR #08-IV-2FS:** W of Springfield Center Dr., E of the GSA Parr Warehouse site. AP: Industrial use up to .35 FAR with an option for biotech/research and development uses up to .50 FAR. NP: Option for office and support services up to 2.0 FAR, on 5.94 ac. \*

**BRAC APR #08-IV-4FS:** W of Amherst Ave., N of Old Keene Mill Road, S and E of Bland St. AP: Office use with support retail up to .50 FAR with substantial parcel consolidation. NP: Hotel use with support services up to 1.5 FAR or 156 rooms, on 1.62 ac. \*

**BRAC APR #08-IV-5FS:** N of Old Keene Mill Road, E of Amherst Ave., S of Commerce St. AP: Mixed use up to 1.1 FAR. NP: Mixed use up to 3.0 FAR with an option of 4.0 FAR, on 26.52 ac. **DEFERRED TO SPRINGFIELD CONNECTIVITY STUDY ON 12/9/09**

**BRAC APR #08-IV-7FS:** S of Old Keene Mill Rd, W of Amherst Ave., E of Spring Rd. AP: Retail and office uses up to .50 FAR with conditions (part). Res. use at 2-3 DU/AC (part). NP: Predominately office, mixed use up to 2.0 FAR, on 16.05 ac. **DEFERRED TO SPRINGFIELD CONNECTIVITY STUDY ON 12/9/09**

**BRAC APR #08-IV-9FS:** N of Commerce St., E of Backlick Road, W of Brandon Ave. AP: Mixed use up to 1.1 FAR with majority of land use concentration in core area of Land Unit A, south of Commerce St. NP: Land Unit A to remain with 1.1 FAR overall; core area to be expanded N of Commerce St. and allow res. mixed-use 1.6 FAR to 2.0 FAR (70% res. use; 20% retail use; 10% office use) in this expanded area, on 14.24 ac. **DEFERRED TO SPRINGFIELD CONNECTIVITY STUDY ON 12/9/09**

**BRAC APR #08-IV-10S:** N of Franconia-Springfield Pkwy., W of Beulah St., S and E of Walker Lane. AP: Res. use at 1-2 du/ac. Option for office, hotel, and retail up to .55 FAR with conditions. NP: Option 1: Office at 1.95 FAR. Option 2: Office and hotel at 1.95 FAR on 11.55 ac. \*

Copies of APR documents, including all 2008 BRAC APR nominations, Task Force recommendations, and staff reports may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA or by visiting <http://www.fairfaxcounty.gov/dpz/apr/brac> for additional information.

Posted: 6/24/09  
Revised: 6/25/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 24, 2009**

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

**DEFERRALS:**

BRAC APR 08-IV-5FS, 08-IV-7FS, and 08-IV-9FS – **Defer to Springfield Connectivity Study**

**FEATURE SHOWN: CONCUR**

FS-D09-32 – T-Mobile, I-495 and Georgetown Pike at VDOT right-of-way (Deadline: 8/25/09)

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**BASE REALIGNMENT AND CLOSURE (BRAC) AREA PLANS REVIEW (APR)**  
**VIRGINIA DEPARTMENT OF TRANSPORTATION ITEMS**  
**FRANCONIA/SPRINGFIELD, ENGINEERING PROVING GROUND, & TELEGRAPH ROAD**

**LEE DISTRICT**

BRAC APR 08-IV-1FS (Staff: Lindsay Mason)

**DEFER TO MARKUP ON 7/15/09**

1. Lynne Strobel, Esquire, Rep. Nominator  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

BRAC APR 08-IV-2FS (Staff: Lindsay Mason)

**DEFER TO MARKUP ON 7/15/09**

1. Lynne Strobel, Esquire, Rep. Nominator  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

BRAC APR 08-IV-4FS (Staff: Meghan Van Dam)

**DEFER TO MARKUP ON 7/15/09**

1. Lynne Strobel, Esquire, Rep. Nominator  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

BRAC APR 08-IV-10S (Staff: Jennifer Lai)

**DEFER TO MARKUP ON 7/15/09**

1. Bill Shuttleworth, President  
Lewin Park Civic Association  
6254 Lewin Drive  
Alexandria, VA 22310
2. Shazack Ali  
6907 Arco Street  
Alexandria, VA 22310
3. Diane Beachy  
6308 Lewin Drive  
Alexandria, VA 22310
4. Greg Riegle, Esquire, Rep. Nominator  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22101
5. Mark Herring, Esquire  
The Meredith Foundation  
The Herring Law Firm, P.C.  
1 West Market Street  
Leesburg, Virginia 20176

Posted: 4/30/09  
Revised: 6/26/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 25, 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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
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	<b>APPROVAL REC</b> (P/H on 5/28/09)

**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>
2232-S09-6 (Springfield)	Cricket Communications (6001 Union Mill Road @ Centreville High School)(To replace existing 65 ft. light pole with 120 ft. at football field)	D. Jillson	<b>APPROVED</b>
RZ 2008-PR-017/ SE 2006-PR-018 (Providence)	Merrifield Garden Center Corp. (8112 Lee Highway) (plant nursery)	T. Strunk	<b>APPROVAL REC</b> (From 5/14/09)
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	<b>D/O TO 7/8/09</b> (from 5/6/09)
SEA 01-H-027-2 (Hunter Mill)	One Reston CO LLC & Two Reston CO LLC (12000 & 12010 Sunrise Valley Dr.)(inc. in bldg. height To permit inc. in land area, addtl. Bldg. Height & inc. in FAR)	T. Strunk	<b>D/O TO 7/8/09</b> (from 6/11/09)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
PCA 2000-LE-023/ RZ 2009-LE-001/ FDP 2009-LE-001/ PCA 1999-LE-036/ FDPA 1999-LE-036 (Lee)	Tavares Concrete Company, Inc. (E. side Cinder Bed Rd. approx. 1300' N. of its intersection w/ Hill Park Dr.)(to permit residential development)	B. Cho	<b>P/H to 7/8/09</b>
RZ 2009-PR-002 FDP 2009-PR-002 (Providence)	Square 1400, L.C. (W. side of Dorr Ave., just n. of Merrifield Ave.) (From I-4 to PRM for 11-story m/f, with 4-level parking structure)	W. O'Donnell	<b>P/H to 7/30/09</b>
PRC 86-C-121-02/ CPA 86-C-121-12 (Hunter Mill)	RAJ Development, LLC (NE corner of intersection of New Dominion Parkway & Explorer St)(for multi-family residential, Retail & childcare center)	S. Lin	<b>P/H to 7/29/09</b>
SE 2009-LE-001 (Lee)	Nazir A. & Asraf N. Bhagat (5966,5970,5974,5978 Clames Dr)(for Independent living facilities)	S. Williams	<b>P/H to 7/8/09</b> (from 6/11/09)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JUNE 25, 2009**

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

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2008-PR-009 – INOVA HEALTH CARE SERVICES** – Appl. to rezone from R-1 and R-12 to C-3 to permit an expansion of existing medical care facilities (hospital and accessory uses) and public uses with an overall floor area ratio (FAR) of 0.8. Located in the N.W. quadrant of the intersection of Woodburn Rd. and Gallows Rd. on approx. 65.46 ac. of land. Comp. Plan Rec: Public Facilities and Institutional Uses. Tax Map 49-3 ((1)) 136C and 136C1; 059-2 ((1)) 1A pt., 1B, 1C, 1D, and 1E. (Concurrent with SEA 80-P-078-15 and associated with PCA 87-P-038-04.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**SEA 80-P-078-15 – INOVA HEALTH CARE SERVICES** – Appl. under Sects. 4-304, 9-301, and 9-607 of the Zoning Ordinance to amend SE 80-P-078 previously approved for medical care facilities (hospital and accessory uses) and increase in building height to permit increase in land area, building additions, site modifications, and associated modifications to site design and development conditions. Located at 3300-3312 Gallows Rd. and 3300-3340 Woodburn Rd. on approx. 65.46 ac. of land proposed to be zoned C-3. Tax Map 49-3 ((1)) 136C and 136C1; 059-2 ((1)) 1A pt., 1B, 1C, 1D, and 1E. (Concurrent with RZ 2008-PR-009 and associated with PCA 87-P-038-04.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**PCA 87-P-038-04 – INOVA HEALTH CARE SERVICES** – Appl. to amend the proffers for RZ 87 P-038 as amended previously approved for an assisted living facility and office uses to permit commercial development and public uses and associated modifications to proffers and site design with an overall floor area ratio (FAR) of 0.7. 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. (Associated with RZ 2008-PR-009 and SEA 80-P-078-15.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SEA 01-H-027-02 – ONE RESTON CO LLC & TWO RESTON CO LLC** – Appl. under Sects. 9-607 and 9-618 of the Zoning Ordinance to amend SE 01-H-027 previously approved for an increase in building heights to permit increase in land area, additional increase in building height from 75 ft. up to a maximum of 127 ft., increase in Floor Area Ratio (FAR) from .50 up to .70, and associated modifications to site design and development conditions. Located at 12000 and 12010 Sunrise Valley Dr. on approx. 36.08 ac. of land zoned I-4. Tax Map 17-3 ((8)) 1A1 and 1B. **HUNTER MILL DISTRICT. D/O DEFERRED TO 7/8/09**

**PCA 2003-MV-033/FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC.** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-MV-033 previously approved for mixed-use development to permit modifications to proffers and site design with an

overall Floor Area Ratio (FAR) of .22. Located on the E. side of Ox Rd. S. of its intersection with Lorton Rd. on approx. 53.08 ac. of land zoned PDC. Comp. Plan Rec: Public Facilities Governmental and Institutional. Tax Map 106-4 ((1)) 58. **MOUNT VERNON DISTRICT. D/O DEFERRED TO 7/8/09**

**RZ 2008-PR-017 – MERRIFIELD GARDEN CENTER CORPORATION** – Appl. to rezone from R-3 and HC to C-8 and HC to permit retail sales establishment with an overall Floor Area Ratio (FAR) of 0.32. Located E. of Gallows Rd. and N. of Lee Hwy. on approx. 10,155 sq. ft. of land. Comp. Plan Rec: Mixed Use. Tax Map 49-2 ((1)) 28A. (Concurrent with SE 2006-PR-018.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**SE 2006-PR-018 – MERRIFIELD GARDEN CENTER CORPORATION** – Appl. under Sect. 5-504 of the Zoning Ordinance to permit a plant nursery. Located at 8112 Lee Hwy. on approx. 3.91 ac. of land zoned I-5 and HC. Tax Map 49-2 ((1)) 28. (Concurrent with RZ 2008-PR-017.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**2232-S09-6 – CRICKET COMMUNICATIONS, INC.** – Appl. to construct a telecommunications facility on a replacement monopole/light pole at Centreville High School, 6001 Union Mill Rd., Clifton, VA, 20124. Tax Map 66-1 ((1)) 12A, 12B. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, Suite 730, 12055 Government Center Parkway, Fairfax, Va., 22035. **SPRINGFIELD DISTRICT. APPROVED**

Posted: 6/25/09  
Revised: 6/26/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 25, 2009**

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

**DECISIONS ONLY:**

RZ 2008-PR-009/SEA 80-P-078-15/PCA 87-P-038-04 – INOVA HEALTH CARE SVCS – **APPROVAL REC**  
(P/H on 5/28/09)

**FEATURES SHOWN: CONCUR**

FS-Y09-33 – Cricket Communications, 13224 Franklin Farm Road (Deadline: 9/01/09)

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SEA 01-H-027-02 – ONE RESTON CO. LLC AND TWO RESTON CO. LLC – **DEFER D/O TO 7/8/09**

NO SPEAKERS

PCA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. – **DEFER D/O TO 7/8/09**  
FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. – **DEFER D/O TO 7/8/09**

1. Neal McBride  
8105 Winter Blue Court  
Springfield, VA 22153

RZ 2008-PR-017 – MERRIFIELD GARDEN CENTER CORPORATION – **APPROVAL REC**  
SE 2006-PR-018 – MERRIFIELD GARDEN CENTER CORPORATION – **APPROVAL REC**

NO SPEAKERS

2232-S09-6 – CRICKET COMMUNICATIONS – **APPROVED**

NO SPEAKERS