

# June 2011

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 <b>NO PC MEETING</b>	2 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	3	4
5	6	7	8 <b>NO PC MEETING</b>	9 <b>NO PC MEETING</b>	10 Begins at 6:00 pm →	11 
12 	13 <b>FLAG DAY</b> 	14	15 <b>NO PC MEETING</b>	16 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	17	18
19 	20	21	22 <b>NO PC MEETING</b>	23 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	24	25
26	27	28	29 <b>NO PC MEETING</b>	30		

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.)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 2, 2011**

Posted: 4/26/11  
 Revised: 6/3/11

**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>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
PFM Amendments (Hart)	Design of public streets and sidewalks	J. Cronauer	<b>ADOPTION REC</b> (D/O from 5/26/11) (P/H from 5/5/11)
RZ/FDP 2011-SU-003 (Sully)	Lylab Holdings, LLC (Rockland Village) (NW quadrant of the intersection of Elmwood and Dallas streets) (From R-1 to PDH-8 for 4 sf detached dwelling units)	B. Katai	<b>APPROVAL REC</b> (P/H from 5/26/11)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
SE 2010-MA-031/ SE 2010-MA-032 (Mason)	Hillbrook Real Estate Holdings, LLC (6701 Little River Turnpike) (For enlargement of existing service station & reduction in parking setback)	W. O'Donnell	<b>APPROVAL REC</b> (from 4/28/11)
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For three optimal uses to include: restaurant and child care uses in 1 office bldg; 2 office bldgs. to include restaurant & child care uses or office bldg. & hotel uses w/fitness center and child care uses.)	S. Lin	<b>DEFER D/O TO 6/16/11</b> (from indef.) (from 2/4/09)
PCA 92-P-001-07/ SE 2010-PR-023 (Providence)	Cityline Partners LLC (7598 Colshire Dr.; s. side of Dolley Madison Blvd.) (Modify tabulations to relocate approved density & increase building height on small portion)	S. Lin	<b>APPROVAL REC</b>
SE 2010-MA-028/ (Mason)	WMATA (Washington Metropolitan Area Transit Authority) (6851-6853 Industrial Road) (For regional non-rail transit facilities)	W. O'Donnell	<b>APPROVAL REC</b> (from 5/5/11)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
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 7/13/11</b> (from 4/28/11)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JUNE 1, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON WEDNESDAY, JUNE 1, 2011.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JUNE 2, 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.

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2011-SU-003/FDP 2011-SU-003 – LYLAB HOLDINGS, LLC** – Appls. to rezone from R-1 and WS to PDH-8 and WS to permit residential development at a density of 8 dwelling units per acre (du/ac), approval of the conceptual and final development plans, and waiver of the minimum district size and open space requirements. Located in the NW quadrant of the intersection of Elmwood and Dallas Sts. on approx. 21,914 sq. ft. of land. Comp. Plan Rec: 16-20 du/ac. Tax Map 44-2 ((2)) 21. **SULLY DISTRICT. APPROVAL RECOMMENDED**

**PUBLIC FACILITIES MANUAL (DESIGN OF PUBLIC STREETS & SIDEWALKS)** – To amend Chapters 7 and 8 of the Fairfax County Public Facilities Manual (PFM). The amendments align the PFM with the new State Secondary Street Acceptance Requirements and Appendix B(1) of the Virginia Department of Transportation Road Design Manual, including requirements for public service, connectivity, pedestrian accommodation, and road design geometrics, except for minimum street widths and context-sensitive design situations. The Planning Commission will consider minimum street widths ranging from 15 feet to 70 feet and parking restrictions on secondary streets. Copies of the full text of the proposed amendments and staff report may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA, or online at <http://www.fairfaxcounty.gov/dpwes/publications/pfm/amendments.htm>. **COUNTYWIDE. ADOPTION RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2010-MA-031 – HILLBROOK REAL ESTATE HOLDINGS, LLC** – Appl. under Sects. 4-504, 7-601, and 9-601 of the Zoning Ordinance to permit enlargement and increase in intensity of an existing service station in a Highway Corridor Overlay District and modification in the yard requirements for commercial off-street parking spaces. Located at 6701 Little River Tnpk. on approx. 22,651 sq. ft. of land zoned C-5 and HC. Tax Map 71-2 ((1)) 32 pt. (Concurrent with SE 2010-MA-032.) **MASON DISTRICT. APPROVAL RECOMMENDED**

**SE 2010-MA-032 – HILLBROOK REAL ESTATE HOLDINGS, LLC** – Appl. under Sects. 3-204 and 9-601 of the Zoning Ordinance to permit a driveway in a commercial district. Located at 6701 Little River Tnpk. on approx. 6,969 sq. ft. of land zoned R-2 and HC. Tax Map 71-2 ((1)) 32 pt. (Concurrent with SE 2010-MA-031.) **MASON DISTRICT. APPROVAL RECOMMENDED**

**SE 2010-MA-028 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)** – Appl. under Sects. 3-204, 3-304, and 5-604 of the Zoning Ordinance to permit vehicular parking and other outdoor storage at an existing parking area. Located at 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. APPROVAL RECOMMENDED**

**PCA 92-P-001-07 – CITYLINE PARTNERS LLC** – Appl. to amend the proffers for RZ 92-P-001 previously approved for commercial development to permit site modifications with an overall Floor Area Ratio (FAR) of .65. Located on the S. side of Dolley Madison Blvd. on both E. and W. side of Colshire Dr. on approx. 15.95 ac. of land zoned C-3 and HC. Comp. Plan Rec: Office. Tax Map 30-3 ((28)) C1, 4B and 4C. (Concurrent with SE 2010-PR-023.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**SE 2010-PR-023 – CITYLINE PARTNERS LLC** – Appl. under Sect. 9-607 of the Zoning Ordinance to permit an increase in building height from 90 ft. to 225 ft. Located at 7598 Colshire Dr. on approx. 2.94 ac. of land zoned C-3 and HC. Tax Map 30-3 ((28)) 4C. (Concurrent with PCA-92-P-001-07.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**SEA 94-P-040 – RP MRP TYSONS, LLC** – Appl. under Sects. 4-304, 9-607, and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for increase in building height, radio and television broadcasting facilities, microwave facilities, satellite earth stations, helistop, and waiver of certain sign regulations to permit a hotel, additional uses, and associated modifications to site design and development conditions. Located at 7940 Jones Branch Dr. on approx. 7.67 ac. of land zoned C-3. Tax Map 29-2 ((15)) C2. **PROVIDENCE DISTRICT. DEFER DECISION ONLY TO 6/16/11**

Posted: 06/02/11  
Revised: 06/03/11

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 2, 2011**

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

**DECISIONS ONLY:**

RZ 2011-SU-003 – LYLAB HOLDINGS, LLC (Rockland Village) (P/H on 5/26/11) **REC. APPROVAL**  
FDP 2011-SU-003 – LYLAB HOLDINGS, LLC (Rockland Village) (P/H on 5/26/11) **APPROVED**

PUBLIC FACILITIES MANUAL AMENDMENTS (DESIGN OF PUBLIC STREETS AND SIDEWALKS) (P/H on 5/05/11) **RECOMMEND ADOPTION OF AMENDMENTS, AS RECOMMENDED BY ENGINEERING STANDARDS REVIEW COMMITTEE**

**FEATURES SHOWN: CONCUR**

FS-L11-5 – Verizon Wireless, 6564 Loisdale Ct. (Springfield Office Center Building) (Deadline: 6/23/11)  
FS-P11-14 – FiberTower, 8350 Greensboro Drive (Rotonda Condominiums) (Deadline: 8/08/11)

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SE 2010-MA-028 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)

(Staff: William O'Donnell) **REC. APPROVAL**

2232-M11-2 – WMATA **APPROVED [sic]** (Note: It was later determined that 2232-M11-2 will need to be reheard on 7/07/11 due to an advertisement error.)

NO SPEAKERS

SE 2010-MA-031 – HILLBROOK REAL ESTATE HOLDINGS, LLC **REC. APPROVAL**

SE 2010-MA-032 – HILLBROOK REAL ESTATE HOLDINGS, LLC (Staff: William O'Donnell)

**REC. APPROVAL**

NO SPEAKERS

PCA 92-P-001-07 – CITYLINE PARTNERS LLC **REC. APPROVAL**

SE 2010-PR-023 – CITYLINE PARTNERS LLC (Staff: Suzanne Lin) **REC. APPROVAL**

NO SPEAKERS

SEA 94-P-040 – RP MRP TYSONS, LLC (Staff: Suzanne Lin) **DEFER D/O TO 6/16/11**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 16, 2011**

Posted: 4/26/11  
 Revised: 6/17/11

**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>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
APR 09-IV-13MV <i>(Mount Vernon)</i>	Mount Vernon Campus	A. Klibaner	<b>APPROVAL REC</b> <i>(P/H from 5/26/11)</i>
SEA 94-P-040 <i>(Providence)</i>	RP MRP, Tysons, LLC <i>(7940 Jones Branch Dr.) (For three optimal uses to include: restaurant and child care uses in 1 office bldg; 2 office bldgs. to include restaurant &amp; child care uses or office bldg. &amp; hotel uses w/fitness center and child care uses.)</i>	S. Lin	<b>APPROVAL REC</b> <i>(P/H from 6/2/11)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
PRC 85-C-088-02 <i>(Hunter Mill)</i>	South of Market Lot 16 LLC <i>(NW quadrant of Bluemont Way and Explorer Street intersection) (To develop 359 mf residential units, along with retail &amp; restaurant uses)</i>	E. Grayson	<b>APPROVAL REC</b>
APR 09-IV-12LP <i>(Mount Vernon)</i>	South County Annual Plan Review <i>(W. of Telegraph Road, e. of Pohick Estates Park, n. of Southgate Woods) For mixed non-residential uses up to .8 FAR)</i>	J. Lai	<b>D/O TO 7/28/11</b>
SEA 86-C-066-02 <i>(Hunter Mill)</i>	Hunter Mill Country Day School, Inc., TR <i>(2021 Hunter Mill Road, Vienna) (For building additions and site modifications)</i>	K. G-Sobers	<b>APPROVAL REC</b> <i>(from 7/22/10)</i>
RZ/FDP 2011-MV-001/ PCA 2002-MV-020 <i>(Mount Vernon)</i>	Summit Oaks Section 2, LLC <i>(S. side of Richmond Hwy., just north of Lorton Road intersection) (From R-3 to PDH-3 for 30 single-family detached dwellings)</i>	B. Katai	<b>APPROVAL REC</b> <i>(from 5/19/11)</i>
RZ/FDP 2010-LE-018 <i>(Lee)</i>	WV/B Palisades Development LLC <i>(E. side of Hayfield Rd@Kingstowne Village Parkway) (From R-1 to PDH-4)</i>	S. Williams	<b>APPROVAL REC</b> <i>(from 5/19/11) (from 4/28/11)</i>

*continued*

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 16, 2011**

*Posted: 4/26/11*  
*Revised: 6/17/11*

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

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
ST11-IV-LP1 <i>(Mount Vernon)</i>	Village of Accotink study	J. Lai	<b>P/H to 5/11/11</b>
SE 2009-MV-006/ 2232-V08-18 <i>(Mount Vernon)</i>	T-Mobile Northeast LLC (5614 Old Mill Road at St. James Episcopal Church) <i>(For 100 ft. monopole w/related ground equipment)</i>	S. Lin A. Capps	<b>P/H to 9/29/11</b> <i>(from 4/14/11)</i>
SE 2010-DR-018 <i>(Dranesville)</i>	Thuan & Anhvan Truong (1010 Murphy Drive, Great Falls) <i>(For uses in floodplain; provide tree mitigation plan)</i>	S. Zottl	<b>P/H to 7/28/11</b> <i>(from 4/6/11)</i>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JUNE 15, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON WEDNESDAY, JUNE 15, 2011.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JUNE 16, 2011**

- 7:00 p.m.** The Telecommunications Committee will meet 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 will 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-13MV – SOUTH COUNTY AREA PLANS REVIEW (APR) ITEM (INOVA)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. South County APR Item 09-IV-13MV concerns approx. 73 ac. generally located W. of Schelhorn Road and N of Sherwood Hall Lane (part), W. of Friars Ct. and Bayberry Dr., N. of Apple Hill Road and E. of Holland Road (Tax Map 102-1 ((1)) 1C, 2A, 4, ((7)) (7) 17B, 18A, ((35)) 100-408, ((36)) 1A, 2A, ((38)) 201-219, ((39)) 301-319, 401-419, and 501-515). The area is planned for a govt. center/fire station/mental health facility/hospital and ancillary uses incl. medical office at an intensity up to .35 FAR w/conditions; office, public facilities, public parks; residential use at 5-8 du/ac. The nomination considers govt. center/fire station/mental health fac./hospital, office, public facilities, public parks, and ancillary uses incl. medical office at an intensity up to .50 FAR w/conditions to create a campus setting, mitigate impacts on the community, reduce impervious surfaces, provide open space, pedestrian and bicycle centered design, and transit center; convert neighboring office uses to restaurant use to serve the campus when those uses are abandoned; and implement the recommendations of the Little Hunting Creek Watershed Plan for the area. Retain recommendation for residential use at 5-8 du/ac. Recommendations relating to the transportation network may also be modified. The proposed 2009-2010 South County APR Nomination and staff report may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> Floor, Herrity Building, Fairfax, VA, 22035, and may be viewed at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**SEA 94-P-040 – RP MRP TYSONS, LLC** – Appl. under Sects. 4-304, 9-607, and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for increase in building height, radio and television broadcasting facilities, microwave facilities, satellite earth stations, helistop, and waiver of certain sign regulations to permit a hotel, additional uses, and associated modifications to site design and development conditions. Located at 7940 Jones Branch Dr. on approx. 7.67 ac. of land zoned C-3. Tax Map 29-2 ((15)) C2. **PROVIDENCE DISTRICT APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PRC 85-C-088-02 – SOUTH OF MARKET LOT 16 LLC** – Appl. to approve the PRC plan associated with RZ 85-C-088 to permit a 15-story residential building containing 359 multi-family dwelling units at a density of 35.26 du/ac and 29,145 sq. ft. of ground floor commercial use. Located in the NW quadrant of the intersection of Bluemont Way and Explorer St. on approx. 2.51 ac. of land zoned PRC. Comp. Plan Rec: Town Center. Tax Map 17-3 ((10)) 16. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**SEA 86-C-066-02 – HUNTER MILL COUNTRY DAY SCHOOL, INC. TR** – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 86-C-066 previously approved for a private school of general education, child care center, and nursery school to permit building additions and associated modifications to development conditions with a maximum enrollment of 80 students. Located at 2021 Hunter Mill Road on approx. 4.86 ac. of land zoned R-E. Tax Map 27-4 ((1)) 3. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**RZ/FDP 2010-LE-018 – WV/B PALISADES DEVELOPMENT LLC** – Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 2.53 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Hayfield Road approx. 600 ft. N. of its intersection with Kingstowne Village Pkwy. on approx. 3.95 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 91-3 ((1)) 73. **LEE DISTRICT. APPROVAL RECOMMENDED**

**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. DEFER D/O to 7/28/11**

**RZ/FDP 2011-MV-001 – SUMMIT OAKS SECTION 2, LLC** – Appls. to rezone from R-3 and HD to PDH-3 and HD to permit residential development at a density of 2.55 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Richmond Hwy. approx. 400 ft. E. of its intersection with Lorton Road on approx. 11.75 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 108-3 ((1)) 16A. (Concurrent with PCA 2002-MV-020.)  
**MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**PCA 2002-MV-020 – SUMMIT OAKS SECTION 2, LLC** – Appl. to amend the proffers for RZ 2002-MV-020 previously approved for residential, church, and school uses to permit deletion of land area of 11.75 ac. zoned R-3 and HD to incorporate into RZ 2011-MV-001. Located on the S. side of Richmond Hwy. approx. 400 ft. E. of its intersection with Lorton Road on approx. 11.75 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 108-3 ((1)) 16A. (Concurrent with RZ 2011-MV-001 and FDP 2011-MV-001.)  
**MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

Posted: 06/16/11  
Revised: 06/16/11

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 16, 2011**

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

**DECISIONS ONLY:**

APR 09-IV-13MV – SOUTH COUNTY AREA PLANS REVIEW (APR) 527 ITEM – **ADOPTION**  
(Mount Vernon District) (P/H on 5/26/11) **RECOMMENDED AS AMENDED**

SEA 94-P-040 – RP MRP TYSONS, LLC (P/H on 6/02/11) – **APPROVAL RECOMMENDED**

**CONSENT AGENDA ITEM: CONCUR**

FSA-D09-201-1 – AT&T Mobility, VDOT ROW, I-495 @ Dulles AP Access Corner (Deadline: 8/17/11)

**FEATURES SHOWN: CONCUR**

FS-B11-3 – FiberTower, 9525 Little River Turnpike (Deadline: 7/11/11)

FSA-21-1 – AT&T Mobility, 5201 Port Royal Road (Deadline: 8/8/11)

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PRC 85-C-088-02 – SOUTH OF MARKET LOT 16 LLC – **APPROVAL RECOMMENDED**

(Hunter Mill District)

1. Katherine Abbruzzio  
12001 Market Street  
Reston, VA 20190

SEA 86-C-066-02 – HUNTER MILL COUNTRY DAY SCHOOL, INC. – **APPROVAL RECOMMENDED**

NO SPEAKERS

RZ 2010-LE-018 – WV/B PALISADES DEVELOPMENT, LLC – **APPROVAL RECOMMENDED**

FDP 2010-LE-018 – WV/B PALISADES DEVELOPMENT, LLC – **APPROVED**

NO SPEAKERS

APR 09-IV-12LP – SOUTH COUNTY AREA PLANS REVIEW ITEM – **D/O to 7/28/11**

1. David R. Gill, Nominator  
McGuireWoods, LLP  
1750 Tysons Boulevard  
McLean, VA 22102

PCA 2002-MV-020 – SUMMIT OAKS SECTION 2, LLC – **APPROVAL RECOMMENDED**

RZ 2011-MV-001 – SUMMIT OAKS SECTION 2, LLC – **APPROVAL RECOMMENDED**

FDP 2011-MV-001 – SUMMIT OAKS SECTION 2, LLC – **APPROVED**

1. John Primm  
9219 Treasure Oak Court  
Lorton VA 22079

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 23, 2011**

Posted: 4/26/11  
 Revised: 6/24/11

**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>
RZ 2011-SU-004/ PCA 2000-SU-032-03/ SEA 84-C-076-09 (Sully)	INOVA Health Care Services (S. side of Ox Trail@intersection with West Ox Road) (From R-1 to C-3 for bldg additions and site modifications)	W. O'Donnell	<b>APPROVAL REC</b>
RZ 2010-MV-011 (Mount Vernon)	Memorial Venture, LLC (NE quadrant Richmond Hwy@Preston Ave) (From PRM to C-8)	K. G-Sobers	<b>DEFER D/O TO 7/20/11</b> (from 5/19/11) (from 4/6/11)

**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>
CSP 2007-PR-001 (Providence)	DSF Halstead Gallows LLC and DSF Halstead Square LLC (West side of Gallows Road@Prosperity Ave) (For signage plan)	W. O'Donnell	<b>P/H to 5/11/11</b>
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 7/13/11</b>
SE 2011-MA-001 (Mason)	Homan Solemaninejad (6065 and 6067 Arlington Blvd., Falls Church) (For dental office)	M. Bader	<b>P/H to 7/7/11</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JUNE 22, 2011**

**7:00 p.m.** The Tysons Corner Committee met in Conference Rooms 4/5 of the Government Center for a staff presentation on Tysons Transportation Design standards as well as background information on initial development levels planned for Tysons.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON WEDNESDAY, JUNE 22, 2011.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JUNE 23, 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.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**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. DECISION ONLY DEFERRED TO 7/20/11.**

**RZ 2011-SU-004 - INOVA HEALTH CARE SERVICES** – Appl. to rezone from R-1 to C-3 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.35. Located on the S.E. side of Ox Trail approx. 1,200 ft. W. of its intersection with West Ox Road on approx. 1.09 ac. of land. Comp. Plan Rec: Hospital and related uses at 0.35 FAR. Tax Map 45-2 ((2)) 51A1. (Concurrent with PCA 2000-SU-032-03 and SEA 84-C-076-09.) **SULLY DISTRICT. APPROVAL RECOMMENDED**

**PCA 2000-SU-032-03 - INOVA HEALTH CARE SERVICES** – Appl. to amend the proffers for RZ 2000-SU-032 previously approved for commercial development to permit building additions and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.35. Located on the S.E. side of Ox Trail approx. 1,200 ft. W. of its intersection with West Ox Road on approx. 62.91 ac. of land zoned C-3. Comp. Plan Rec: Hospital and related uses at 0.35 FAR. Tax Map 45-2 ((1)) 41B1, 41L, 41L3, 41L4, 41L5; 45-2 ((2)) 38, 39A, 39B, 46A1, and 51A1. (Concurrent with RZ 2011-SU-004 and SEA 84-C-076-9.) **SULLY DISTRICT. APPROVAL RECOMMENDED**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, June 23, 2011**

**Page 2**

**SEA 84-C-076-09 - INOVA HEALTH CARE SERVICES** – Appl. under Sect. 4-304 of the Zoning Ordinance to amend SE 84-C-076 previously approved for a medical care facility to permit an increase in land area, building additions, and associated modifications to site design and development conditions. Located at 3575, 3600, 3620, and 3750 Joseph Siewick Dr., 3801 and 3807 Rugby Road, and 12603 Ox Trail on approx. 62.91 ac. of land zoned C-3. Tax Map 45-2 ((1)) 41B1, 41L, 41L3, 41L4, 41L5; 45-2 ((2)) 38, 39A, 39B, 46A1, and 51A1. (Concurrent with RZ 2011-SU-004 and PCA 2000-SU-032-03.) **SULLY DISTRICT.**  
**APPROVAL RECOMMENDED**

Posted: 06/23/11  
Revised:06/23/11

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

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 23, 2011**

**ADMINISTRATIVE ITEM: ACCEPTED**

Withdrawal of APR 09-I-1L – SOUTH COUNTY APR ITEM (Mason District)

**CONSENT AGENDA ITEM: CONCUR**

2232A-H00-39-1 – T-Mobile Northeast, LLC – 11400 South Lakes Drive

**FEATURES SHOWN: CONCUR**

FSA-L07-69-1 – Verizon Wireless, 5801 Franconia Road (Deadline: 7/17/11)

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RZ 2010-MV-011 – MEMORIAL VENTURE, LLC – **D/O to 7/20/11**

1. Haji Noor Ahmad  
3007 Preston Avenue  
Alexandria, VA 22306
2. Jeffrey Pandin  
Memorial Heights Civic Assn.  
2620 Memorial Street  
Alexandria, VA 22306

RZ 2011-SU-004 – INOVA HEALTH CARE SERVICES – **APPROVAL RECOMMENDED**  
PCA 2000-SU-032-03 – INOVA HEALTH CARE SERVICES – **APPROVAL RECOMMENDED**  
SEA 84-C-076-09 – INOVA HEALTH CARE SERVICES – **APPROVAL RECOMMENDED**

1. Bonnie Carroll  
3806 Rugby Road  
Fairfax, VA 22033