

November 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 | 2 | 3 | 4 View Agenda | 5 Meeting Cancelled | 6 | 7 |
| 8 | 9 | 10 | 11  County Holiday | 12 No PC Meeting | 13 | 14 |
| 15 | 16 | 17 | 18 Meeting Cancelled | 19 View Agenda <i>Tysons Committee Meeting</i> | 20 | 21 |
| 22 | 23 | 24 | 25 No PC Meeting | 26  THANKSGIVING DAY | 27 COUNTY HOLIDAY | 28 |
| 29 | 30 | | | | | |

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, November 4, 2015

Posted: 11/4/15
 Revised: 11/5/15

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

COMMITTEE MEETINGS

None at this time

CONSENT AGENDA

None at this time

FEATURES SHOWN

FS-V15-21 - Cellco Partnership d/b/a Verizon Wireless, 8630 Richmond Highway (Deadline: 11/23/15) - **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 DEFER INDEF. (D/O from 9/17/15) (D/O from 7/15/15) (P/H from 6/24/15) |
| <u>RZ/FDP 2015-SP-004</u> (Springfield) | <u>CHRISTOPHER LAND, LLC</u> – Appls. to rezone from R-1, WS to PDH-2, WS to permit residential development with an overall density of 2 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located at the terminus of Crouch Dr., on approx. 6.53 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 55-4 ((1)) 29 and 29A. | N. Rogers | D/O TO 11/19/15 (P/H from 10/21/15) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|--|--------------|--|
| <u>RZ 2015-SP-003</u> (Springfield) | <u>CHRISTOPHER LAND, LLC</u> – Appl. to rezone from R-1 to R-8 to permit residential development with a total density of 6.4 dwelling units per acre (du/ac) and a waiver of the minimum district size requirement. Located on the E. side of Burke Lake Rd., 600 ft. N. of its intersection with Shiplett Blvd., on approx. 1.88 ac. of land. Comp. Plan Rec: Residential, 5-8 du/ac. Tax Map 78-3 ((1)) 2. | N. Rogers | D/O TO 11/19/15 (from 9/24/15) |
| <u>SE 2014-MV-051</u> (Mount Vernon) | <u>TESTEY HAMDAEL DBA WONDERFUL CHILD CARE</u> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8257 Native Violet Dr., Lorton, 22079, on approx. 10,294 sq. ft. of land zoned PDH-4. Tax Map 107-2 ((10)) 6. | C. Bishop | APPROVAL REC (from defer indef.) |
| <u>SEA 97-V-061</u> (Mount Vernon) | <u>ARA, INC. T/A GUNSTON SHELL SERVICE STATION</u> – Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 97-V-061 previously approved for a service station to permit modifications to site design and development conditions. Located at 9801 Richmond Hwy., Lorton, 22079, on approx. 36,885 sq. ft. of land zoned C-6. Tax Map 113-2 ((1)) 24. | N. Rogers | P/H to 1/21/16 |

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, November 5, 2015

Posted: 11/4/15
Revised: 11/4/15

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

THE PLANNING COMMISSION MEETING IS CANCELLED

COMMITTEE MEETINGS

The Tysons Committee will meet in the Board Conference Room at 7:00 p.m. – MEETING CANCELLED
(Topic - Review Tysons Plan Text)

| Application | Applicant | Staff | PC Action |
|--|--|----------------------|--|
| <u>Plan Amendment</u> <i>(Mount Vernon)</i> | <u>PA 2015-IV-T1 (NEWINGTON ROAD)</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 planned improvements for Newington Road, between Cinderbed Road and Telegraph Road, in the Mount Vernon Supervisor District. The adopted Plan for this area recommends widening Newington Road to 4 lanes, from Loisdale Road to Cinderbed Road (including improving an existing one-lane underpass under the CSX railroad tracks) and improving the 2 lane segment, from Cinderbed Road to Telegraph Road. Specific improvements are unidentified but could include widening, straightening, adding turn lanes, sidewalks, or some combination where necessary. The Trails Plan calls for a major paved trail, west of Cinderbed Road, and a minor paved trail to the east. The Board requested that staff consider the removal of all planned improvements for the segment of Newington Road located between Cinderbed Road and Telegraph Road and analyze the potential impacts of removing these planned improvements. | K. Morley- Nikfar | P/H TO 12/3/15 <i>(from 9/30/15)</i> |
| <u>2232-V15-1</u> <i>(Mount Vernon)</i> | <u>FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (HUNTINGTON LEVY)</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to locate a proposed levee, to be generally located in Huntington Park, Alexandria, VA 22303. The Huntington Levee is to be located on Tax Maps 0831 14C 0118A (2219 Fairfax Terrace), 0831 16 0019A (2300 Fairfax Terrace), 0831 16 0019B-C (no address assigned) 0831 16 0020B-C (5634 Fenwick Drive), 0831 16 0013A (5631 Fenwick Drive), 0831 16 0013B (2256 Fairfax Terrace), 0831 16 0014B (5629 Fenwick Drive), 0831 14C 0110A (2251 Fairfax Terrace), 0831 14C 0127A (2121 Fairfax Terrace), 0831 01 0058 (5800 Hunting Creek Road), 0831 14C 0140A (2016 Fairfax Terrace), 0831 14C 0153A (2130 Fairfax Terrace), 0831 01 0042 (no address assigned), and 0831 27 A (no address assigned), in the Mount Vernon Supervisor District, Area IV. | H. Clark | P/H TO 12/3/15 |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 18, 2015

*Posted: 9/28/15
Revised: 10/22/15*

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

MEETING CANCELLED

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>Schedule Notes</u> |
|---|--|---------------------|---|
| PCA 2003-PR-022 <i>(Providence)</i> | Pulte Home Corporation (N of Vaden Drive on East and West of Royal Victoria Drive) <i>(Proffer amendment)</i> | K. Atkinson | P/H to 1/28/16 |
| SEA 79-D-071-02 <i>(Dranesville)</i> | The Tea Center, LLC (999 Balls Hills Road) <i>(Child care center)</i> | M. Van Atta | P/H to 11/19/15 <i>(from 10/7/15)</i> <i>(from 9/17/15)</i> <i>(from 9/16/15)</i> |

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 19, 2015

Posted: 11/19/15
 Revised: 11/20/15

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

COMMITTEE MEETINGS

The Tysons Committee met in the Board Conference Room at 7:00 p.m.
 (Review Tysons Plan Text)

CONSENT AGENDA

None at this time

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

| Application | Applicant | Staff | PC Action |
|--|--|--------------|--|
| <u>RZ/FDP 2015-SP-004</u> (Springfield) | <u>CHRISTOPHER LAND, LLC</u> – Appls. to rezone from R-1, WS to PDH-2, WS to permit residential development with an overall density of 2 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located at the terminus of Crouch Dr., on approx. 6.53 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 55-4 ((1)) 29 and 29A. | N. Rogers | APPROVAL REC (D/O from 11/4/15) (P/H from 10/21/15) |
| <u>RZ 2015-SP-003</u> (Springfield) | <u>CHRISTOPHER LAND, LLC</u> – Appl. to rezone from R-1 to R-8 to permit residential development with a total density of 6.4 dwelling units per acre (du/ac) and a waiver of the minimum district size requirement. Located on the E. side of Burke Lake Rd., 600 ft. N. of its intersection with Shiplett Blvd., on approx. 1.88 ac. of land. Comp. Plan Rec: Residential, 5-8 du/ac. Tax Map 78-3 ((1)) 2. | N. Rogers | APPROVAL REC (P/H from 11/4/15) (from 9/24/15) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|---|--------------|--|
| <u>SEA 79-D-071-02</u> (Dransville) | <u>THE TEA CENTER, LLC</u> – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 79-D-071 previously approved for a private club to permit a child care center and associated modifications to site design and development conditions. Located at 999 Balls Hill Rd., McLean, 22101, on approx. 3.00 ac. of land zoned R-1. Tax Map 21-3 ((1)) 66B. | M. Van Atta | D/O TO 12/9/15 (from 11/18/15) (from 10/7/15) (from 9/17/15) (from 9/16/15) |
| <u>FDP 2011-PR-011-03</u> (Providence) | <u>CITYLINE PARTNERS LLC</u> – Appl. to approve the final development plan for RZ 2011-PR-011 to permit office with retail. Located in the S.W. quadrant of the intersection of Colshire Dr. and Colshire Meadow Dr., on approx. 1.52 ac. of land zoned PTC, HC. Tax Map 30-3 ((28)) C1 pt. | S. Wright | APPROVED |