

October 2011

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9/25	9/26	9/27	9/28	9/29	9/30	1
2	3	4	5	6 View Agenda View Speaker's List	7	8
9	10 Columbus Day Holiday	11	12	13 View Agenda View Speaker's List	14	15
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30	31 	<p>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.</p>				

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, October 6, 2011

Posted: 8/24/11
 Revised: 10/7/11

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

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2010-MA-015 <i>(Mason)</i>	Quarles Petroleum Inc. (Commercial Drive, within Shirley Industrial Park-Lot 38A) <i>(For automated fuel dispensing facility for fleet vehicles)</i>	R. Horner	APPROVAL REC
PCA 2009-MA-011/ SEA 95-M-039-02 <i>(Mason)</i>	Bill Page Plaza, LLC (SW quadrant of intersection of Arlington Blvd. and Annandale Rd.) <i>(For site modifications and increase in building height)</i>	M. Bader	APPROVAL REC
PCA 2009-SU-020/ FDPA 2009-SU-020 <i>(Sully)</i>	Pender, L.L.C. (NW intersection of Lee Highway and Fair Ridge Dr.) <i>(To amend proffers to add garment cleaning establishment and private school as principal/secondary uses)</i>	B. Krasner	APPROVAL REC
RZ/FDP 2006-PR-027/ SEA 00-P-050 <i>(Providence)</i>	TCR Mid-Atlantic Properties and Fairfax Ridge Condominium Unit Owners Association (Fairfax Ridge Rd. & Aristotle Ct., just off Waples Mill Rd.) <i>(From PDH-20 to PDH-30 for multi-family residential bldg Land Bay B and Site modifications)</i>	W. O'Donnell	D/O TO 10/20/11 <i>(from 9/15/11)</i> <i>(from 11/3/10)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
PRC 77-C-076 <i>(Hunter Mill)</i>	RTC Partnership LLC (1760 Reston Parkway@intersection w/Bowman Towne Dr.) <i>(For redevelopment to a 23-story mixed use office & retail building)</i>	S. Williams	P/H to 11/17/11
SEA 2005-SU-020-02 <i>(Sully)</i>	Dominion Christian School & Whole World Fellowship and Church at Northern Virginia (10922 Vale Road) <i>(For addition of classroom modules, increase in enrollment, site modifications and changes in development conditions)</i>	M. Bader	P/H to 11/17/11 <i>(from 9/15/11)</i> <i>(from 7/21/11)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 5, 2011

7:00 p.m. The Tysons Corner Committee met in Conference Rooms 9/10 of the Fairfax County Government Center to discuss scheduled tasks as follows:

- Task #1 – Improvements; and
- Task #2 – Existing Tax Districts.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 5, 2011**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 6, 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

PCA 2009-MA-011 - BILL PAGE PLAZA, LLC - Appl. to amend the proffers for RZ 2009-MA-011 previously approved for commercial development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.28. Located in the S.W. quadrant of the intersection of Arlington Blvd. and Annandale Rd. on approx. 8.36 ac. of land zoned C-6 and HC. Comp. Plan Rec: Community-Serving Retail Uses and Vehicle Sale, Rental and Service Establishment Uses up to 0.35 FAR. Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1. (Concurrent with SEA 95-M-039-02). **MASON DISTRICT.**
APPROVAL RECOMMENDED

SEA 95-M-039-02 - BILL PAGE PLAZA, LLC - Appl. under Sects. 4-604, 7-607 and 9-607 of the Zoning Ordinance to amend SE 95-M-039 previously approved for vehicle sales, rental and ancillary service establishment, drive through pharmacy, drive in financial institution and increase in building height to permit site modifications and associated modifications to site design and development conditions. Located at 3008, 3080 and 3040 Annandale Rd. and 6715 Arlington Blvd., Falls Church, 22042, on approx. 8.36 ac. of land zoned C-6 and HC. Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1. (Concurrent with PCA 2009-MA-011). **MASON DISTRICT.**
APPROVAL RECOMMENDED

SE 2010-MA-015 - QUARLES PETROLEUM INC. - Appl. under Sect. 5-604 of the Zoning Ordinance to permit a service station. Located at Shirley Industrial Park, Lot 38A on approx. 2.34 ac. of land zoned I-6. Tax Map 80-2 ((1)) 38A. **MASON DISTRICT.**
APPROVAL RECOMMENDED

RZ 2006-PR-027/FDP 2006-PR-027 - TCR MID-ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION - Appls. to rezone from PDH-20 and HC to PDH-30 and HC to permit residential development at a density of 23.76 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of I-66, W. side of Waples Mill Rd., and N. side of Lee Jackson Memorial Hwy. on approx. 15.51 ac. of land. Comp. Plan Rec: Fairfax Center Area with option for 20-24 du/ac. Tax Map 46-4 ((19)) All Parcels; All Parcels; 56-2 ((27)) All Parcels except Parcel C and 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050). **PROVIDENCE DISTRICT.**
DECISION ONLY TO 10/20/11

SEA 00-P-050 - TCR MID ATLANTIC PROPERTIES, INC. - Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for parking in an R-district to permit site modifications and modifications to development conditions. Located in the N.W. quadrant of the southern intersection of Waples Mill Rd. and Fairfax Ridge Rd. on approx. 3.19 ac. of land zoned PDH-30 and HC. Tax Map 56-2 ((1)) 18A. (Concurrent with RZ/FDP 2006-PR-027). **PROVIDENCE DISTRICT. DECISION ONLY TO 10/20/11**

PCA 2009-SU-020/FDPA 2009-SU-020 - PENDER, LLC - Appls. to amend the proffers, conceptual and final development plans for RZ 2009-SU-020 previously approved for mixed-use development to permit modifications to approved proffers and site design with an overall Floor Area Ratio (FAR) of 0.25. Located in the N.W. quadrant of the western intersection of Lee Jackson Memorial Hwy. and Fair Ridge Rd. on approx. 9.99 ac. of land zoned PDC, HC and WS. Comp. Plan Rec: Mixed Use. Tax Map 46-3 ((1)) 15A3. **SULLY DISTRICT.**
APPROVAL RECOMMENDED

Posted: 10/06/11
Revised: 10/11/11

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 6, 2011**

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

CONSENT AGENDA ITEMS: CONCUR

FSA-L09-16-1 – AT&T Mobility, 8350 Richmond Highway
FSA-V05-5-1 – AT&T Mobility, 6677 Richmond Highway

FEATURES SHOWN: CONCUR

2232A-P08-16-1 – AT&T Mobility, 2900 Sutton Road (Deadline: 11/15/11)
2232A-P00-16-3 – AT&T Mobility, Northwest cloverleaf of I-66 and Nutley Street (Deadline: 11/3/11)

SE 2010-MA-015 – QUARLES PETROLEUM, INC. - (Staff: Rebecca Horner) **APPROVAL REC**

NO SPEAKERS

PCA 2009-SU-020 – PENDER, LLC (Staff: Brent Krasner) - **APPROVAL REC**
FDPA 2009-SU-020 – PENDER, LLC - **APPROVED**

NO SPEAKERS

RZ 2006-PR-027 – TCR MID-ATLANTIC PROPERTIES & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION
FDP 2006-PR-027 – TCR MID-ATLANTIC PROPERTIES & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION
SEA 00-P-050 – TCR MID-ATLANTIC PROPERTIES (Staff: Tracy Strunk) - **D/O TO 10/20/11**

- | | |
|---|--|
| 1. Courtney Harden
Fairfax Ridge Condominium Association
11301 Aristotle Drive
Fairfax, Virginia 22030 | 3. Michael Stevens
3851 Aristotle Court, Suite 414
Fairfax, VA 22030 |
| 2. Chris Grisafe
11320 Aristotle Drive, Suite 406
Fairfax, VA 22030 | |

PCA 2009-MA-011 - BILL PAGE PLAZA, LLC (Staff: Kristin Abrahamson) - **APPROVAL REC**
SEA 95-M-039-02 – BILL PAGE PLAZA, LLC - **APPROVAL REC**

- Denise Meister
3028 Westlawn Place
Falls Church, VA 22042

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, October 13, 2011

Posted: 8/24/11
 Revised: 10/14/11

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PRC 86-C-121-04 <i>(Hunter Mill)</i>	Reston Spectrum LLLP and Harris Teeter (N. of New Dominion Pkwy.; e. of Fountain Dr.; w. of Reston Pkwy.; s. of Baron Cameron Ave.) <i>(For PRC plan for Sections 91 and 87, Blocks 2 and 3 within the Reston Town Center "Spectrum Center")</i>	E. Grayson	DEFER D/O TO INDEF. <i>(P/H from 9/29/11) (from 7/21/11)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSP 85-P-038 <i>(Providence)</i>	MACW Property Management LLC (1861 International Drive, Tysons Corner) <i>(For signage plan to include six buildings for future tenant)</i>	S. Williams	APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSP 2005-PR-041 <i>(Providence)</i>	Eskridge (E&A) LLC (S. side of Rt. 29, just w. of Gallows Rd at intersection with Eskridge Rd.) <i>(Signage plan for Mosaic project)</i>	R. Horner	P/H to 11/10/11 <i>(from 9/21/11) (from 7/21/11)</i>
CSPA 2003-PR-009 <i>(Providence)</i>	Eskridge (ERA) LLC (8190 & 8191 Strawberry Lane, Falls Church) <i>(Sign Plan amendment for Vantage at Merrifield Town Center)</i>	R. Horner	P/H to 11/10/11 <i>(from 9/21/11) (from 7/21/11)</i>
RZ 2011-LE-007 <i>(Lee)</i>	George Tsentas, Trustee (N. side of Oakwood Road, just south of I-95) <i>(From I-1 to I-4 for contractor's office)</i>	S. Williams	P/H to 10/27/11 <i>(from 9/21/11)</i>
RZ 2011-LE-008 <i>(Lee)</i>	Loisdale 24, LLC (NE quadrant of the intersection of Loisdale Road and Newington Road) <i>(From R-1 to C-3 for two-office buildings-Belvoir Corporate Campus)</i>	E. Grayson	P/H to 10/20/11 <i>(from 11/10/11)</i>
RZ 2011-LE-020 <i>(Lee)</i>	Bell Group General Partnership (5512, 5516 Oakwood Road, just south of I-95) <i>(From I-1 to I-4 for contractor's office)</i>	S. Williams	P/H to 10/27/11
SEA 2008-MD-034/ 2232-P11-11 <i>(Hunter Mill)</i> <i>(Providence)</i>	MWAA, VDRPT and on behalf of WMATA (Tysons West Station-Leesburg Pike and Spring Hill Road) <i>(To add land area, a kiss & ride and change orientation of the north pavilion for regional rail transit facility)</i>	T. Strunk	P/H to 10/20/11

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 12, 2011**

7:00 p.m. The Tysons Corner Committee met in Conference Rooms 2/3 of the Fairfax County Government Center to discuss the Federal, State, County, private sector's shares of the Tysons Corner transportation infrastructure costs.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 12, 2011**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 13, 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

PRC 86-C-121-04 - RESTON SPECTRUM LLLP AND HARRIS TEETER PROPERTIES, LLC - Appl. to approve the PRC plan associated with RZ 86-C-121 to permit commercial and residential development. Located N. of New Dominion Pkwy., E. of Fountain Dr., W. of Reston Pkwy., and S. of Baron Cameron Ave. on approx. 24.29 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((1)) 3K, 3P, and 3Q.
HUNTER MILL DISTRICT. DEFER D/O TO INDEF.

ITEMS SCHEDULED FOR PUBLIC HEARING

CSP 85-P-038 - MACW PROPERTY MANAGEMENT LLC - Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 85-P-038. Located in the N.E. quadrant of the intersection of Leesburg Pk. and International Dr. on approx. 2.4 ac. of land zoned PDC, HC and SC. Tax Map 39-2 ((1)) 1A. **PROVIDENCE DISTRICT APPROVED**

RZ 2011-LE-008 – LOISDALE 24, LLC - Appl. to rezone from R-1 to C-3 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.18. Located in the N.E. quadrant of the intersection of Loisdale Rd. and Newington Rd. on approx. 24.68 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-2 ((1)) 7A and 8. **LEE DISTRICT. DEFER P/H TO 10/20/11**

RZ 2011-LE-020 - BELL GROUP GENERAL PARTNERSHIP - Appl. to rezone from I-I to I-4 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.07. Located on the N. side of Oakwood Rd. and S. of Capital Beltway (I-95) on approx. 1.22 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 81-2 ((3)) 26A and 28. **LEE DISTRICT. DEFER P/H TO 10/27/11**

2232-P11-11 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit the construction of a Kiss-and-Ride lot. Located in the N.W. and S.W. quadrant of the intersection of Leesburg Pk. and Spring Hill Rd. and a portion of Leesburg Pk. right-of-way on approx. 3.23 ac. of land zoned C-7 and I-5, HC and SC. Tax Map 29-3 ((1)) 53 pt., 53A, 57H pt., 57J and portions of right-of-way associated with Rt. 7. (Concurrent with SEA 2008-MD-034.)
PROVIDENCE DISTRICT. DEFER P/H TO 10/20/11

SEA 2008-MD-034 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sects. 4-704 and 5-504 of the Zoning Ordinance to amend SE 2008-MD-034 previously approved for an electrically-powered regional rail transit facility to permit increase in land area and associated modifications to site design and development conditions. Located in the N.W. and S.W. quadrant of the intersection of Leesburg Pk. and Spring Hill Rd. and a portion of Leesburg Pk. right-of-way on approx. 3.23 ac. of land zoned C-7 and I-5, HC and SC. Tax Map 29-3 ((1)) 53 pt., 53A, 57H pt., 57J and portions of right-of-way associated with Rt. 7. (Concurrent with 2232-P11-11.)
HUNTER MILL AND PROVIDENCE DISTRICTS. DEFER P/H TO 10/20/11

Posted: 10/13/11
Revised:10/13/11

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 13, 2011

DEFERRALS:

PRC 86-C-121-04 – RESTON SPECTRUM, LLLP & HARRIS TEETER PROPERTIES, LLC – **D/O to INDEF**
(P/H on 9/29/11)

SEA 2008-MD-034 & 2232-P11-11 – METROPOLITAN WASHINGTON AIRPORTS AUTH. – **P/H to 10/20/11**
(MWAA) conc. w/VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION
(VDRPT) O/B/O THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
(WMATA)

RZ 2011-LE-008 – LOISDALE 24, LLC – **P/H to 10/20/11**

RZ 2011-LE-020 – BELL GROUP GENERAL PARTNERSHIP – **P/H to 10/27/11**

CONSENT AGENDA ITEMS: CONCUR

456A-L93-12-1 – AT&T Mobility, 7958 Cameron Brown Court (Mount Vernon)

FSA-76-2 – AT&T Mobility, 4100 Chain Bridge Road

CSP 85-P-038 – MACW PROPERTY MANAGEMENT LLC – **APPROVED**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 20, 2011

Posted: 8/24/11
Revised: 10/28/11

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

Application	Applicant	Staff	PC Action
RZ/FDP 2006-PR-027/ SEA 00-P-050 (Providence)	TCR Mid-Atlantic Properties and Fairfax Ridge Condominium Unit Owners Association (Fairfax Ridge Rd. & Aristotle Ct., just off Waples Mill Rd.) (From PDH-20 to PDH-30 (for multi-family residential bldg Land Bay B and Site modifications)	W. O'Donnell	APPROVAL REC (P/H from 10/6/11) (from 9/15/11) (from 11/3/10)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2011-MV-006 (Mount Vernon)	Hamdi Eslaquit, d/b/a Hamdi's Child Care and Selim M. Eslaquit (6606 Winstead Manor Court) (For home childcare facility)	K. G-Sobers	APPROVAL REC (from 9/21/11)
RZ 2011-LE-008 (Lee)	Loisdale 24, LLC (NE quadrant of the intersection of Loisdale Road and Newington Road) (From R-1 to C-3 for two-office buildings-Belvoir Corporate Campus)	E. Grayson	DEFER D/O TO 10/27/11 (from 10/13/11) (from 11/10/11)
SEA 2008-MD-034/ 2232-P11-11 (Hunter Mill) (Providence)	MWAA, VDRPT and on behalf of WMATA (Tysons West Station-Leesburg Pike and Spring Hill Road) (To add land area, a kiss & ride and change orientation of the north pavilion for regional rail transit facility)	T. Strunk	APPROVAL REC APPROVED (from 10/13/11)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ/FDP 2010-DR-016 (Dransville)	Elm Street Residential, LLC (6862 Elm Street in McLean) (From C-3 to PDH-20 and C-4 for 49 single-family attached units and enclosed parking garage for existing office building)	E. Grayson	P/H to Indef. (from 7/13/11) (from 5/26/11) (from 7/20/11)
RZ/FDP 2011-BR-014/ PCA 2005-SP-019 (Braddock)	Midland Road LLC & Ridgewood Commercial Owners Property Association (N & S side of Government Center Pkwy; east of Ridge Top Rd.) (From PRM to PDH-12 and PDC for mixed use of 39 townhomes and multi-story community oriented office building)	W. O'Donnell	P/H to 12/8/11

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FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 20, 2011

Posted: 8/24/11
Revised: 10/28/11

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

Application	Applicant	Staff	PC Action
SE 2011-MA-004 <i>(Mason)</i>	Rohina Nasher (5024 Backlick Road) <i>(For child-care center with up to 31 children)</i>	S. Zottl	Withdrawn
RZ/FDP 2010-PR-019 <i>(Providence)</i>	Kettler Sandburg, LLC (2400 Sandburg Street; 800 Elm Place) <i>(From R-1 to R-4 cluster)</i>	K. G.-Sobers	P/H to 12/15/11 <i>(from 5/5/11)</i> <i>(from 4/20/11)</i>
Plan Amendment <i>(Countywide)</i>	S11-CW-1CP Comprehensive Plan Map Changes	M. Van Dam	P/H to Feb/March

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 19, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 19, 2011**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 20, 2011**

- 7:00 p.m.** The Land Use Process Review Committee met in the Board Conference Room of the Fairfax County Government Center to discuss a proposed revision to the staff report format.
- 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 2006-PR-027/FDP 2006-PR-027 - TCR MID-ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION - Appls. to rezone from PDH-20 and HC to PDH-30 and HC to permit residential development at a density of 23.76 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of I-66, W. side of Waples Mill Rd., and N. side of Lee Jackson Memorial Hwy. on approx. 15.51 ac. of land. Comp. Plan Rec: Fairfax Center Area with option for 20-24 du/ac. Tax Map 46-4 ((19)) All Parcels; All Parcels; 56-2 ((27)) All Parcels except Parcel C and 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050). **PROVIDENCE DISTRICT.**
APPROVAL RECOMMENDED

SEA 00-P-050 - TCR MID ATLANTIC PROPERTIES, INC. - Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for parking in an R-district to permit site modifications and modifications to development conditions. Located in the N.W. quadrant of the southern intersection of Waples Mill Rd. and Fairfax Ridge Rd. on approx. 3.19 ac. of land zoned PDH-30 and HC. Tax Map 56-2 ((1)) 18A. (Concurrent with RZ/FDP 2006-PR-027).
PROVIDENCE DISTRICT. APPROVAL RECOMMENDED

ITEMS SCHEDULED FOR PUBLIC HEARING

S11-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (UPDATES TO FAIRFAX COUNTY LAND USE & TRANSPORTATION PLAN MAPS) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment proposes to update the Fairfax County Comprehensive Land Use Plan Map and Countywide Transportation Plan Map. The amendment to the Comprehensive Plan Land Use Map will reflect land use actions taken by the Fairfax County Board of Supervisor since 1995; revise existing conditions on the Land Use Map regarding public

parks, private recreation, and public facilities uses; and will remove the Dam Failure Impact Areas from the map. The update to the Transportation Plan Map will reflect transportation actions taken by the Board since 2006 and update County-owned commuter facilities. Copies of the staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, approximately two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. P/H TO INDEFINITE**

SE 2011-MV-006 - HAMDHI H. ESLAQUIT D/B/A HAMDHI'S CHILD CARE AND SELIM M. ESLAQUIT - Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility with a maximum of 10 children. Located at 6606 Winstead Manor Ct., Lorton, 22079, on approx. 13,006 sq. ft. of land zoned PDH-2. Tax Map 99-2 ((17)) 31. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

RZ 2011-LE-008 – LOISDALE 24, LLC - Appl. to rezone from R-1 to C-3 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.18. Located in the N.E. quadrant of the intersection of Loisdale Rd. and Newington Rd. on approx. 24.68 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-2 ((1)) 7A and 8. **LEE DISTRICT. DEFER D/O TO 10/27/11**

2232-P11-11 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit the construction of a Kiss-and-Ride lot. Located in the N.W. and S.W. quadrant of the intersection of Leesburg Pk. and Spring Hill Rd. and a portion of Leesburg Pk. right-of-way on approx. 3.23 ac. of land zoned C-7 and I-5, HC and SC. Tax Map 29-3 ((1)) 53 pt., 53A, 57H pt., 57J and portions of right-of-way associated with Rt. 7. (Concurrent with SEA 2008-MD-034.) **PROVIDENDCE DISTRICT APPROVED**

SEA 2008-MD-034 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sects. 4-704 and 5-504 of the Zoning Ordinance to amend SE 2008-MD-034 previously approved for an electrically-powered regional rail transit facility to permit increase in land area and associated modifications to site design and development conditions. Located in the N.W. and S.W. quadrant of the intersection of Leesburg Pk. and Spring Hill Rd. and a portion of Leesburg Pk. right-of-way on approx. 3.23 ac. of land zoned C-7 and I-5, HC and SC. Tax Map 29-3 ((1)) 53 pt., 53A, 57H pt., 57J and portions of right-of-way associated with Rt. 7. (Concurrent with 2232-P11-11.) **HUNTER MILL AND PROVIDENDCE DISTRICTS. APPROVAL RECOMMENDED**

Posted: 10/20/11
Revised: 10/21/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 20, 2011

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

DEFERRAL:

S11-CW-1CP - COMPREHENSIVE PLAN AMENDMENT (UPDATES TO FAIRFAX COUNTY LAND USE & TRANSPORTATION PLAN MAPS) – **P/H to INDEFINITE DATE**

DECISION ONLY:

RZ 2006-PR-027 – TCR MID-ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION (P/H on 10/6/11) - **APPROVAL REC**
FDP 2006-PR-027 – TCR MID-ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION (P/H on 10/6/11) - **APPROVED**
SEA 00-P-050 – TCR MID-ATLANTIC PROPERTIES, INC. (P/H on 10/6/11) - **APPROVAL REC**

CONSENT AGENDA: CONCUR

2232A-Y00-3-4 – AT&T Mobility, Northwest Quadrant of I-66 and Route 28 (VDOT Right-of-Way)

FEATURES SHOWN: CONCUR

FSA-Y96-17-2 – AT&T Mobility, 3600 Joseph Siewick Drive (Fair Oaks Hospital) (Deadline: 11/14/11)

2232-P11-11– METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) IN COORDINATION WITH VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (VDRPT) ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) (Staff: John Bell) - **APPROVED**

SEA 2008-MD-034 – MWAA IN COORDINATION WITH VDRPT o/b/o WMATA (Staff: Tracy Strunk) - **APPROVAL REC**

1. Mark Zetts
McLean Citizens Association
6640 Kirby Ct
Falls Church, VA 22043

SE 2011-MV-006 – HAMDI ESLAQUIT, d/b/a HAMDI'S CHILD CARE & SELIM M. ESLAQUIT (Staff: Kelli Goddard-Sobers) **APPROVAL REC**

- | | |
|--|--|
| <ol style="list-style-type: none">1. Pamela Gagen
6616 Winstead Manor Ct.
Lorton, VA 22079 | <ol style="list-style-type: none">3. Lona Taber
6612 Winstead Manor Ct.
Lorton, VA 22079 |
| <ol style="list-style-type: none">2. Alan Boyd
6603 Winstead Manor Court
Lorton, VA 22079 | <ol style="list-style-type: none">4. Coleen Hoffmen
6616 Winstead Manor Ct.
Lorton, VA 22079 |

RZ 2011-LE-008 - LOISDALE 24, LLC (Staff: Erin Grayson) - - **D/O to 10/27/11**

1. Cynthia Smith
Newington Civic Association
6713 Catskill Road
Lorton, VA 22079
2. Brandon Farlander
Newberry Station Homeowners Association
6908 Trestle Court
Lorton, VA 22079
3. Alan Boyd
6603 Winstead Manor Court
Lorton, VA 22079
4. Matt Szramoski
8309 Accotnk Road
Lorton, VA 2207
5. Greg Granahan
4400 Elmwood Dr.
Alexandria, VA 22310
6. Greg Budnik
GJB Engineering Inc.
P.O. Box 1214
Newington, VA 22122
7. Kevin Page
Hunter Plaza LLC
8311 Graceway Dr.
Lorton, VA 22079

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, October 27, 2011

Posted: 8/24/11
 Revised: 10/28/11

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

Application	Applicant	Staff	PC Action
RZ 2011-LE-008 <i>(Lee)</i>	Loisdale 24, LLC <i>(NE quadrant of the intersection of Loisdale Road and Newington Road) (From R-1 to C-3 for two-office buildings-Belvoir Corporate Campus)</i>	E. Grayson	APPROVAL REC <i>(P/H from 10/20/11) (from 10/13/11)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
FDP A 82-P-069-06-12 <i>(Springfield)</i>	Fair Lakes Residential L.C. <i>(Land Bay V-B of Fair Lakes; I-66 and the County Pkwy.)(For six-story multi-family building with up to 160 units)</i>	W. O'Donnell	APPROVED
SEA 00-D-006-04/ PCA 2004-DR-023-03 <i>(Dranesville)</i>	Trinity Group LLC <i>(850 Balls Road, McLean@Oakcrest School) (For church and school grades 6-12 within the existing building)</i>	N. Rodgers	DEFER D/O TO 11/17/11
PCA 82-C-016 <i>(Sully)</i>	Fairfax County School Board <i>(N. of McLearen Road, just e. of Sully Road) (To construct additional entrance at Rachel Carson Middle School)</i>	B. Krasner	APPROVAL REC
CSPA 2002-PR-016 <i>(Providence)</i>	Avalon Park Crest, LLC <i>(NW quadrant of the intersection of Westpark Drive and Park Run Drive) (Modify sign plan To supplement and clarify proposed signs for Building 1)</i>	B. Katai	APPROVED
2232-M11-13 <i>(Mason)</i>	Fairfax County Park Authority <i>(3139 Glen Carlyn Road, Falls Church) (To establish new local park)</i>	R. Lambert	APPROVED
RZ 2011-LE-007 <i>(Lee)</i>	George Tsentas, Trustee <i>(N. side of Oakwood Road, just south of I-95) (From I-1 to I-4 for contractor's office)</i>	S. Williams	APPROVAL REC <i>(from 11/10/11) (from 10/13/11)</i>
RZ 2011-LE-020 <i>(Lee)</i>	Bell Group General Partnership <i>(5512, 5516 Oakwood Road, just south of I-95) (From I-1 to I-4 for contractor's office)</i>	S. Williams	APPROVAL REC <i>(from 10/13/11)</i>

-continued-

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, October 27, 2011

Posted: 8/24/11
Revised: 10/28/11

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
APR 09-I-2L <i>(Mason)</i>	VDOT Review (Southeast corner of Edsall Road and Winter View Drive	B. Suchicital	Withdrawn <i>(from 7/28/11)</i>
SEA 99-M-026 <i>(Mason)</i>	Thomas Lapham (5635 Leesburg Pike, Falls Church)	M. Bader	P/H to 1/18/12 <i>(from 9/15/11)</i>
SE 2011-LE-011 <i>(Lee)</i>	Buckman Road Development LLC (3426 Buckman Road, Alexandria) <i>(For school location)</i>	W. Mayland	P/H to 11/10/11

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 26, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 26, 2011**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 27, 2011**

- 7:00 p.m.** The Telecommunications Committee met in the Board Conference Room of the Government Center to continue discussion on the draft Strawman document.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2011-LE-008 – LOISDALE 24, LLC - Appl. to rezone from R-1 to C-3 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.18. Located in the N.E. quadrant of the intersection of Loisdale Rd. and Newington Rd. on approx. 24.68 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-2 ((1)) 7A and 8. **LEE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 2004-DR-023-03 - TRINITY GROUP LLC - Appl. to amend the proffers for RZ 2004-DR-023 previously approved for a private school of general education to permit modification of approved proffers associated with PCA 2004-DR-023 with an overall Floor Area Ratio (FAR) of 0.11. Located in the N.W. quadrant of the intersection of Georgetown Pk. and Balls Hill Rd. on approx. 5.46 ac. of land zoned R-1. Comp. Plan Rec: 1-2 du/ac. Tax Map 21-3 ((1)) 56A. (Concurrent with SEA 00-D-006-04). **DRANESVILLE DISTRICT. DEFER D/O TO 11/17/11**

SEA 00-D-006-04 - TRINITY GROUP LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 00-D-006 previously approved for a private school of general education with accessory uses including a containment structure to permit a place of worship in addition to the existing private school of general education with total enrollment of 300 students, a reduction in land area and associated modifications to site design and development conditions. Located at 850 Balls Hill Rd., McLean, 22102, on approx. 5.43 ac. of land zoned R-1. Tax Map 21-3 ((1)) 56A pt. (Concurrent with PCA 2004-DR-023-03). **DRANESVILLE DISTRICT. DEFER D/O TO 11/17/11**

RZ 2011-LE-007 - GEORGE TSENTAS - Appl. to rezone from I-I to I-4 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.07. Located on the N. side of Oakwood Rd., S. side of Capital Beltway (I-95) on approx. 18,098 sq. ft. of land. Comp. Plan Rec: Alternative Uses. Tax Map 81-2 ((3)) 26. **LEE DISTRICT. APPROVAL RECOMMENDED**

2232-M11-13 - FAIRFAX COUNTY PARK AUTHORITY - Appl. for public use of the Boyd A. and Charlotte M. Hogge Park to serve the surrounding community with a picnic pavilion, court sport, community gardens, playground/fitness area, open play area, and trails. The Boyd A. and Charlotte M. Hogge Park is located at 3139 Glen Carlyn Road, Falls Church, VA 22041, Tax Maps 51-4 ((1)) 16, 61-2 ((1)) 14C, Area I. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **MASON DISTRICT. APPROVED**

CSPA 2002-PR-016 - AVALON PARK CREST, LLC - Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 2002-PR-016 to permit modifications. Located in the N.W. quadrant of the intersection of Westpark Dr. and Park Run Dr. on approx. 13.54 ac. of land zoned PRM. Tax Map 29-4 ((7)) A9, D and E; 29-4 ((13)) C1, 102-105, 107-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1703, 1705-1719, 1801-1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919 and 29-4 ((14)) C1 and 1C. **PROVIDENCE DISTRICT. APPROVED**

FDPA 82-P-069-06-12 - FAIR LAKES RESIDENTIAL L.C. - Appl. to amend the sixth final development plan for RZ 82-P-069, previously approved for mixed use development to permit site modifications and modifications to development conditions. Located on the S. side of Fair Lakes Cr., approx. 650 ft. E. of the Fairfax County Parkway on approx. 2.15 ac. of land zoned PDC and WS. Springfield District. Tax Map 55-2 ((1)) 18. **SPRINGFIELD DISTRICT. APPROVED**

PCA 82-C-016 - FAIRFAX COUNTY SCHOOL BOARD, A BODY CORPORATE - Appl. to amend the proffers for RZ 82-C-016 previously approved for industrial/office development to permit construction of an additional entrance on McLearen Rd. with an overall Floor Area Ratio (FAR) of .012. Located 400 ft. W. of the intersection of McLearen Rd. and Centreville Rd. on approx. 32.94 ac. of land zoned I-5. Comp. Plan Rec: Industrial. Tax Map 24-4 ((1)) 11A. **SULLY DISTRICT. APPROVAL RECOMMENDED**

RZ 2011-LE-020 - BELL GROUP GENERAL PARTNERSHIP - Appl. to rezone from I-I to I-4 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.07. Located on the N. side of Oakwood Rd. and S. of Capital Beltway (I-95) on approx. 1.22 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 81-2 ((3)) 26A and 28. **LEE DISTRICT. APPROVAL RECOMMENDED**

Posted: 10/27/11
Revised: 10/27/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 27, 2011

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

DECISION ONLY:

RZ 2011-LE-008 – LOISDALE 24, LLC (P/H on 10/20/11) – APPROVAL REC

CONSENT AGENDA ITEMS: CONCUR

2232A-L09-13-1 – AT&T Mobility, 6500 Byron Avenue

FSA-60-2 – AT&T Mobility, 6911 Richmond Highway (Mount Vernon District)

456A-V97-18-2 – AT&T Mobility, 9128 Belvoir Court

FSA-Y96-37-1 – AT&T Mobility, 4050 Legato Road

SEA 00-D-006-04/ PCA 2004-DR-023-03 – TRINITY GROUP, LLC – D/O on 11/17/11

- | | |
|---|--|
| 1. Ailene Pisciotta
6302 Crosswoods Circle
Falls Church, VA 22041 | 2. David Paul
7013 Holyrood Drive
McLean, VA 22101 |
|---|--|

RZ 2011-LE-007 – GEORGE TSENTAS – APPROVAL REC

NO SPEAKERS

RZ 2011-LE-020 – BELL GROUP GENERAL PARTNERSHIP – APPROVAL REC

NO SPEAKERS

2232-M11-13 – FAIRFAX COUNTY PARK AUTHORITY – APPROVED

- | | |
|--|---|
| 1. Carolyn Davis
3222 Magnolia Ave.
Falls Church, VA 22041 | 2. Rolland Papadakis
3120 Glen Carlyn Road
Falls Church, VA 22041 |
|--|---|

CSPA 2002-PR-016 – AVALON PARK CREST, LLC

NO SPEAKERS

PCA 82-C-016 – FAIRFAX COUNTY SCHOOL BOARD, A BODY CORPORATE – APPROVAL REC

NO SPEAKERS

FDPA 82-P-069-06-12 – FAIR LAKES RESIDENTIAL L.C. – APPROVED

NO SPEAKERS