

September 2012

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

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

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, SEPTEMBER 5, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, SEPTEMBER 5, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 6, 2012**

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 9/10 of the Fairfax County Government Center to discuss draft strawman #3 for funding transportation improvements in Tysons.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, SEPTEMBER 6, 2012**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 13, 2012

Posted: 7/26/12
Revised: 9/14/12

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>
RZ/FDP 2010-PR-019 (Providence) (New Public Hearing)	Kettler Sandburg, LLC 2400 Sandburg Street; 8000 Elm Place (From R-1 to R-4 cluster for 10 sf detached homes)	W. Mayland	APPROVAL REC (D/O from 7/26/12) (D/O from 7/19/12) (P/H from 7/12/12)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 87-A-011-02/ PCA 89-A-001-02 (Braddock)	Board of Supervisors Own Motion (9231 Little River Turnpike at Olley Lane) (For senior PACE program at Little River Glen)	L. Gumkowski	APPROVAL REC (from 6/28/12)
PCA/FDPA 92-H-015 (Dranesville) (Rehearing)	GBI Corporation (NE quadrant of intersection of Sunrise Valley Drive and Dulles Town Blvd.) (To increase building size for day care center)	K. Abrahamson	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
Plan Amendment (Mount Vernon)	S11-IV-LP2 (Laurel Hill Reuse)	L. O'Donnell	P/H to 10/11/12
RZ 2012-DR-006 (Dranesville)	Board's Own Motion (S. side of Lewinsville Road at intersection with Spring Hill Road) (From PDH-3 to R-1)	M. Brady	P/H to 9/20/12 (from 7/12/12) (from 6/28/12)

-continued-

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 13, 2012

Posted: 7/26/12
Revised: 9/14/12

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2011-MV-033 (Mount Vernon)	Lorton Valley III L.C. (w.side of I-95 & S. side of Dixon St.) (For R-1 to PDH-4 for 40 sf detached homes)	W. Mayland	P/H to 11/15/12 (from 6/14/12) (from 3/29/12)
RZ/FDP 2012-BR-003 (Braddock)	Tariq H. Khan (E.side of Shirley Gate Rd.@Park Dr.) (From R-1 to PDH-2 for 3 single-family lots)	B. Krasner	P/H to 11/1/12
SE 2012-SU-002 (Sully)	Nadeem P. Malik (3027 Ashburton Avenue) (To subdivide one lot into two lots)	R. Horner	P/H to 10/11/12
2232-P12-4 (Providence)	Fairfax County Park Authority (2733 Hartland Road, Falls Church) (Hartland Green Park)\	R. Lambert	P/H to 11/8/12
RZ/FDP 2012-LE-005 (Lee)	Mussarat S., Adeela I. & Tanzeela I. Ahmad (E. side of Villa Street@Franconia Rd. intersection) (From R-1 to PDH-5)	N. Rogers	P/H to 11/8/12 (from 7/26/12)
RZ/FDP 2010-PR-021/ PCA 92-P-001-08 (Providence)	Capital One Bank (USA) NA (E. side of I-495; n. of Rt.123; s. and w. of Scotts Crossing Rd.) (From C-3 to PTC)	S. Lin	D/O to 9/20/12 (P/H from 7/25/12) (from 7/11/12)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 12, 2012

- 7:00 p.m.** ~~The Tysons Corner Committee will meet, if necessary, in the Board Conference Room of the Fairfax County Government Center to complete discussion of draft strawman #3 recommendations for funding transportation improvements in Tysons.~~ **TYSONS CORNER COMMITTEE MEETING CANCELLED**
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FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 13, 2012

- 6:45 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion with staff on proposed changes to the Green Building Policy.
- 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 2010-PR-021 – **CAPITAL ONE BANK (USA) NA** - Appl. to rezone from C-3 and HC to PTC and HC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 3.90. Located E. of I-495, N. of Rt. 123, and S.W. of Scotts Crossing Rd. in Fairfax County, Virginia on approx. 26.22 ac. of land. Comp. Plan Rec: Transit Station Mixed Use and Park/Open Space. Tax Map 29-4 ((5)) A2. (Concurrent with PCA 92-P-001-08 and FDP 2010-PR-021.)
PROVIDENCE DISTRICT. DEFER D/O TO 9/20/12

FDP 2010-PR-021 – **CAPITAL ONE BANK (USA) NA** - Appl. to approve a final development plan for a portion of land area associated with RZ 2010-PR-021 to permit mixed-use development. Located E. of I-495, N. of Rt. 123, and W. of Scotts Crossing Rd. on approx. 12.78 ac. of land zoned PTC and HC. Tax Map 29-4 ((5)) A2 pt. (Concurrent with RZ 2010-PR-021 and PCA 92-P-001-08.) **PROVIDENCE DISTRICT. DEFER D/O TO 9/20/12**

PCA 92-P-001-08 – **CAPITAL ONE BANK (USA) NA** - Appl. to amend the proffers for RZ 92-P-001-08 previously-approved for office development to permit partial proffered condition amendment to West*Gate and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.90. Located E. of I-495, N. of Rt. 123, and S.W. of Scotts Crossing Rd. in Fairfax County, Virginia, less and except the vacated portions of Old Springhouse Rd. on approx. 24.77 ac. of land zoned C-3 and HC. Comp. Plan Rec: Transit

Station Mixed Use, and Park/Open Space. Tax Map 29-4 ((5)) A2 pt. (Concurrent with RZ 2010-PR-021 and FDP 2010-PR-021.) **PROVIDENCE DISTRICT. DEFER D/O TO 9/20/12**

RZ 2010-PR-019 AND FDP 2010-PR-019 – **KETTLER SANDBURG, LLC** – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.64 and approval of the conceptual and final development plans. Located on the W. side of Sandburg St., S. of Elm Pl., and N. of Idylwood Rd. on approx. 2.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4 ((1)) 46 and 47. **PROVIDENCE DISTRICT. APPROVAL REC**

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 89-A-001-02 - **BOARD OF SUPERVISORS' OWN MOTION** – Appl. to amend the proffers for RZ 89-A-001 previously-approved for assisted and independent living for the elderly and related programs at an existing 0.18 floor area ratio (FAR) for the adult day care to permit additional participants in the elder day care program with associated modifications to proffers. Located in the S.E. quadrant of the intersection of Little River Tpk. and Olley Ln. on approx. 14.04 ac. of land zoned R-3. Comp. Plan Rec: multi-family housing for the elderly. Tax Map 58-4 ((1)) 47A1, 47A2, and 47L. (Concurrent with PCA 87-A-011-02.) **BRADDOCK DISTRICT. APPROVAL REC**

PCA 87-A-011-02 - **BOARD OF SUPERVISORS' OWN MOTION** – Appl. to amend the proffers for RZ 87-A-011 previously-approved for assisted and independent living for the elderly and related programs at an existing 0.18 floor area ratio (FAR) for the adult day care, to permit additional participants in the elder day care program with associated modifications to proffers. Located in the S.E. quadrant of the intersection of Little River Tpk. and Olley Ln. on approx. 7.28 ac. of land zoned R-2. Comp. Plan Rec: multi-family housing for the elderly. Tax Map 58-4 ((1)) 41A. (Concurrent with PCA 89-A-001-02.) **BRADDOCK DISTRICT. APPROVAL REC**

PCA 92-H-015 AND FDPA 92-H-015 - **GBI CORPORATION** – Appls. to amend the proffers, conceptual, and final development plans for RZ 92-H-015 previously-approved for a child care center to permit an increase in FAR for the child care center (to 0.24) and associated modifications to proffers and site design (overall Floor Area Ratio (FAR) remains 0.16.) Located in the N.E. quadrant of the intersection of Sunrise Valley Dr. and Dulles Town Blvd. on approx. 40,075 sq. ft. of land zoned PDH-20 and SC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 3E. **DRANESVILLE DISTRICT. APPROVAL REC**

Posted: 9/13/12
Revised: 9/14/12

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 13, 2012

DECISIONS ONLY:

RZ 2010-PR-019 – KETTLER SANDBURG, LLC – **APPROVAL RECOMMENDED**
FDP 2010-PR-019 – KETTLER SANDBURG, LLC – **APPROVED**

DEFERRALS:

RZ/FDP 2010-PR-021 & PCA 92-P-001-08 – CAPITAL ONE BANK (USA) NA (P/H on 7/25/12) – **D/O to 9/20/12**

FEATURE SHOWN: CONCUR

FS-B12-15 – New Cingular Wireless PCS, LLC, (AT&T Mobility), 11191 Waples Mill Road (Deadline: 11/15/12)

ADMINISTRATIVE ITEM:

Presentation of Tysons Corner Committee Recommendations

PCA 92-H-015 – GBI CORPORATION – **APPROVAL RECOMMENDED**
FDPA 92-H-015 – GBI CORPORATION – **APPROVED**

NO SPEAKERS

PCA 87-A-011-02/PCA 89-A-001-02 – BOARD OF SUPERVISORS’ OWN MOTIONS – **APPROVAL RECOMMENDED**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 19, 2012

*Posted: 7/26/12
Revised: 8/21/12*

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>
RZ 2010-PR-014D/ RZ 2010-PR-014E (Providence)	Georgelas Group LLC ("Spring Hill Station")-Tysons West Station) (1524T, 1156, 1568, 1560 Springhill Road; 8402, 8405 Greensboro Drive and 8548, 8590 Leesburg Pike) (From I-5, C-4, & C-7 to PTC) (C & D-Option 1-maximizes office and hotel development; Option 2 maximizes residential development) (E-For 4 mixed use bldgs. w/supporting retail/service use)	T. Strunk	P/H to 10/18/12

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 20, 2012

Posted: 7/26/12
Revised: 9/21/12

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>
RZ/FDP 2010-PR-021/ PCA 92-P-001-08 (Providence)	Capital One Bank (USA) NA (E. side of I-495; n. of Rt.123; s. and w. of Scotts Crossing Rd.) (From C-3 to PTC)	S. Lin	APPROVAL REC (D/O from 9/13/12) (P/H from 7/25/12)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2011-MV-031 (Mount Vernon)	MidAtlantic Realty Partners LLC (NW quadrant of Huntington Ave. and Metroview Parkway) (From I-5 to PRM for up to 366,000 sq. ft. of multi-family uses and up to 366,000 ft. of commercial uses)	W. Mayland	APPROVAL REC (from indef.)
SE 2012-HM-006 (Hunter Mill)	Tysons West Residential, L.L.C. (NW quadrant of intersection of Rt. 7 and Westwood Center Dr.) (For waiver of sign regulations for add. building-mounted sign area)	W. Mayland	D/O TO 9/27/12
PCA 90-L-050-03/ SEA 90-L-045-03 (Lee)	Sunoco, Inc. (R&M) (7025 and 7037 Old Keene Mill Road) (To increase number of fuel pumps and add quick service food store)	S. Williams	APPROVAL REC
SE 2012-PR-007 (Providence)	Sterling Jewelers, Inc. d/b/a Jared, The Galleria of Jewelry (8113 Leesburg Pike) (Add sign to existing buildings)	N. Rogers	APPROVAL REC
PCA 2004-PR-044 (Providence)	Tysons Corner Property Holdings, LLC and Tysons Corner Holdings LLC (1961 Chain Bridge Road) (To transfer up to 41 units from Phase 2 into Phase 1 residential rental building)	B. Katai	APPROVAL REC
RZ 2012-DR-006 (Dranesville)	Board's Own Motion (S. side of Lewinsville Road at intersection with Spring Hill Road) (From PDH-3 to R-1)	M. Brady	APPROVAL REC (from 9/13/12) (from 7/12/12) (from 6/28/12)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
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**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 19, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON
WEDNESDAY, SEPTEMBER 19, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 20, 2012**

- 7:00 p.m.** The Land Use Process Review Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the new online submission process for the Department of Planning and Zoning and proposed new zoning application fees.
- 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 2010-PR-021 – **CAPITAL ONE BANK (USA) NA** - Appl. to rezone from C-3 and HC to PTC and HC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 3.90. Located E. of I-495, N. of Rt. 123, and S.W. of Scotts Crossing Rd. in Fairfax County, Virginia on approx. 26.22 ac. of land. Comp. Plan Rec: Transit Station Mixed Use and Park/Open Space. Tax Map 29-4 ((5)) A2. (Concurrent with PCA 92-P-001-08 and FDP 2010-PR-021.)
PROVIDENCE DISTRICT. APPROVAL REC

FDP 2010-PR-021 – **CAPITAL ONE BANK (USA) NA** - Appl. to approve a final development plan for a portion of land area associated with RZ 2010-PR-021 to permit mixed-use development. Located E. of I-495, N. of Rt. 123, and W. of Scotts Crossing Rd. on approx. 12.78 ac. of land zoned PTC and HC. Tax Map 29-4 ((5)) A2 pt. (Concurrent with RZ 2010-PR-021 and PCA 92-P-001-08.) **PROVIDENCE DISTRICT. APPROVED**

PCA 92-P-001-08 – **CAPITAL ONE BANK (USA) NA** - Appl. to amend the proffers for RZ 92-P-001-08 previously-approved for office development to permit partial proffered condition amendment to West*Gate and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.90. Located E. of I-495, N. of Rt. 123, and S.W. of Scotts Crossing Rd. in Fairfax County, Virginia, less and except the vacated portions of Old Springhouse Rd. on approx. 24.77 ac. of land zoned C-3 and HC. Comp. Plan Rec: Transit Station Mixed Use, and Park/Open Space. Tax Map 29-4 ((5)) A2 pt. (Concurrent with RZ 2010-PR-021 and FDP 2010-PR-021.) **PROVIDENCE DISTRICT. APPROVAL REC**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2012-DR-006 – **BOARD OF SUPERVISORS' OWN MOTION** – Appl. to rezone from PDH-3 to R-1 to permit the existing residential development to remain on the existing lots. Located on the S. Side of Lewinsville Rd. approx. 300 ft. W. of its intersection with Spring Hill Rd. on approx. 8.11 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 29-1 ((1)) 33, 33A, 34, 34A, 35, 35A pt., 36, 37, 37A, 38, 39, 40B, and 41 and portions of Odrick's Lane and Gordon's Lane. **DRANESVILLE DISTRICT. APPROVAL REC**

SE 2012-HM-006 – **TYSONS WEST RESIDENTIAL, LLC** – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located in the N.W. quadrant of the intersection of Leesburg Pk. and Westwood Center Dr., on approx. 7.06 ac. of land zoned C-7, HC, and SC. Tax Map 29-3 ((1)) 1B and 29-3 ((20)) C1. **HUNTER MILL DISTRICT. D/O TO 9/27/12**

PCA 90-L-050-03 – **SUNOCO, INC. (R&M)** – Appl. to amend the proffers for RZ 90-L-050 previously approved for commercial development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.06. Located in the S.W. quadrant of the intersection of Old Keene Mill Rd. and Springfield Blvd. on approx. 1.15 ac. of land zoned C-6, CRD, HC, and SC. Comp. Plan Rec: Mixed Use. Tax Map 80-4 ((1)) 11 and 11A1. (Concurrent with SEA 90-L-045-03.) **LEE DISTRICT. APPROVAL REC**

SEA 90-L-045-03 – **SUNOCO, INC. (R&M)** – Appl. under Sects. 7-607, 9-620, and 9-622 of the Zoning Ordinance to amend SE 90-L-045 previously approved for service station, quick-service food store, car wash and vehicle light service establishment to permit service station, quick-service food store, waiver of certain sign regulations, modifications in the commercial revitalization district, and associated modifications to development conditions. Located at 7025 and 7037 Old Keene Mill Rd., Springfield, 22150, on approx. 1.15 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 80-4 ((1)) 11 and 11A1. (Concurrent with PCA 90-L-050-03.) **LEE DISTRICT. APPROVAL REC**

RZ 2011-MV-031 AND FDP 2011-MV-031 – **MIDATLANTIC REALTY PARTNERS, LLC** – Appls. to rezone from I-5 to PRM to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.81 and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Huntington Ave. and Metroview Pkwy. on approx. 6.04 ac. of land. Comp. Plan Rec: Mixed Use up to 3.0 FAR. Tax Map 83-1 ((1)) 34C. **MOUNT VERNON DISTRICT. APPROVAL REC**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 20, 2012

Page 3

PCA 2004-PR-044 – TYSONS CORNER PROPERTY HOLDINGS, LLC AND TYSONS CORNER HOLDINGS, LLC – Appl. to amend the proffers for RZ 2004-PR-044 previously approved for mixed-use development with an overall Floor Area Ratio (FAR) of 1.76 to permit modifications to proffers. Located at 1961 Chain Bridge Rd., McLean, 22102, on approx. 12.95 ac. of land zoned PDC, HC, and SC. Comp. Plan Rec: Retail Mixed-Use. Tax Map 29-4 ((1)) 35A pt. **PROVIDENCE DISTRICT. APPROVAL REC**

SE 2012-PR-007 – STERLING JEWELERS, INC. D/B/A JARED THE GALLERIA OF JEWELRY – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 8113 Leesburg Pk., Vienna, 22182, on approx. 19,507 sq. ft. of land zoned C-5, HC, and SC. Tax Map 39-2 ((2)) 52. **PROVIDENCE DISTRICT. APPROVAL REC**

Posted: 9/20/12
Revised: 9/20/12

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 20, 2012

DECISIONS ONLY:

RZ 2010-PR-021 – CAPITAL ONE BANK (USA) NA – **REC APPROVAL**
FDP 2010-PR-021 – CAPITAL ONE BANK (USA) NA – **APPROVED**
PCA 92-P-001-08 – CAPITAL ONE BANK (USA) NA (P/H on 7/25/12) – **REC APPROVAL**

TYSONS CORNER COMMITTEE RECOMMENDATIONS MARKUP
(Presentation on 9/13/12) – **REC APPROVAL**

CONSENT AGENDA ITEMS: CONCUR

FS-S12-7 – Cricket, 4000 Legato Road (Centerpointe Office Building)
FSA-H05-22-1 – Sprint, 1725 Port Place/12000 Cameron Pond Place (VA Power Transmission Pole)
FSA-M10-65-1 – New Cingular Wireless PCS, LLC (AT&T Mobility), 7001A Cindy Lane

FEATURES SHOWN: CONCUR

FS-M12-20 – DPWES, Woodrow Wilson Community Library, 6101 Knollwood Drive (Deadline: 10/2/12)

RZ 2012-DR-006 – BOARD OF SUPERVISORS’ OWN MOTION – **REC APPROVAL**

NO SPEAKERS

PCA 2004-PR-044 – TYSONS CORNER PROPERTY HOLDINGS, LLC AND TYSONS CORNER HOLDINGS, LLC – **REC APPROVAL**

NO SPEAKERS

RZ 2011-MV-031 – MID-ATLANTIC REALTY PARTNERS, LLC – **REC APPROVAL**
FDP 2011-MV-031 – MID-ATLANTIC REALTY PARTNERS, LLC – **APPROVED**

1. Larry LaRoche
2451 Midown Avenue, Suite 1514
Alexandria, VA 22303

PCA 90-L-050-03 – SUNOCO, INC. (R&M) – **REC APPROVAL**
SEA 90-L-045-03 – SUNOCO, INC. (R&M) – **REC APPROVAL**

NO SPEAKERS

SE 2012-HM-006 – TYSONS WEST RESIDENTIAL, LLC – **D/O TO 9/27/2012**

NO SPEAKERS

SE 2012-PR-007 – STERLING JEWELERS, INC. d/b/a JARED THE GALLERIA OF JEWELRY – **REC APPROVAL**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 27, 2012

Posted: 7/26/12
Revised: 9/28/12

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>
SE 2012-HM-006 (Hunter Mill)	Tysons West Residential, L.L.C. (NW quadrant of intersection of Rt. 7 and Westwood Center Dr.) (For waiver of sign regulations for add. building-mounted sign area)	W. Mayland	APPROVAL REC (P/H from 9/20/12)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 88-D-005-07/ RZ/FDP 2010-PR-023/ FDP 2011-PR-023-02/ FDP 2011-PR-023-03 (Providence)	Cityline Partners LLC Cityline LLC AMT – The Association for Manufacturing Technology Cityline Partners LLC (7901, 7903, 7913, 7915, 7929, 8003 West Park Drive) (PCA-to recreate new Land Bay G (27.24 acres & rezone from C-3 to PTC) (FDP for Arbor Row for 669 multi-family units and ground floor retail uses)	M. Ladd	D/O TO 10/17/12

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
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FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 26, 2012

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, SEPTEMBER 26, 2012**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 27, 2012

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

SE 2012-HM-006 – **TYSONS WEST RESIDENTIAL, LLC** – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located in the N.W. quadrant of the intersection of Leesburg Pk. and Westwood Center Dr., on approx. 7.06 ac. of land zoned C-7, HC, and SC. Tax Map 29-3 ((1)) 1B and 29-3 ((20)) C1. **HUNTER MILL DISTRICT.**
APPROVAL REC

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2011-PR-023 – CITYLINE PARTNERS, LLC – Appl. to rezone from C-3, HC, and SC to PTC, HC, and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 3.05. Located in the S.E. and S.W. quadrants of the intersection of Westbranch Dr. and Westpark Dr. on approx. 19.40 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 29-4 ((7)) 1, 2, 3, 5A, 9, 10, and a portion of Westbranch Dr. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Westbranch Dr. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) (Concurrent with FDP 2011-PR-023, FDP 2011-PR-023-02, FDP 2011-PR-023-03, and PCA 88-D-005-07.) **PROVIDENCE DISTRICT. D/O TO 10/17/12**

FDP 2011-PR-023 – CITYLINE PARTNERS, LLC – Appl. to approve the final development plan for RZ 2011-PR-023 to permit mixed-use development. Located in the S.W. quadrant of the intersection of Westbranch Dr. and Westpark Dr. on approx. 5.47 ac. of land zoned PTC. Tax Map 29-4 ((7)) 10 and a portion of Westbranch Dr. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Westbranch Dr. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) (Concurrent with RZ 2011-PR-023, FDP 2011-PR-023-02, FDP 2011-PR-023-03, and PCA 88-D-005-07.) **PROVIDENCE DISTRICT. D/O TO 10/17/12**

FDP 2011-PR-023-02 – THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

– Appl. to approve the final development plan for RZ 2011-PR-023 to permit mixed-use development. Located approx. 350 feet to the S.E. of the intersection of Jones Branch Dr. and Westpark Dr. on approx. 1.84 ac. of land zoned PTC, HC, and SC. Tax Map 29-4 ((7)) 5A. (Concurrent with RZ 2011-PR-023, FDP 2011-PR-023, FDP 2011-PR-023-03, and PCA 88-D-005-07.) **PROVIDENCE DISTRICT. D/O TO 10/17/12**

FDP 2011-PR-023-03 – CITYLINE PARTNERS, LLC – Appl. to approve the final development plan for RZ 2011-PR-023 to permit mixed-use development. Located at the terminus of Jones Branch Dr. and Westpark Dr. on approx. 3.14 ac. of land zoned PTC, HC, and SC. Tax Map 29-4 ((7)) 1 and 2pt. (Concurrent with RZ 2011-PR-023, FDP 2011-PR-023, FDP 2011-PR-023-02, and PCA 88-D-005-07.) **PROVIDENCE DISTRICT. D/O TO 10/17/12**

PCA 88-D-005-07 – CITYLINE PARTNERS, LLC – Appl. to amend the proffers for RZ 88-D-005 previously approved for commercial development to permit deletion of 27.25 ac. of land with an overall Floor Area Ratio (FAR) of 0.24. Located on the N. and S. sides of Westpark Dr., E. and W. of Westbranch Dr., bounded on the N. and E. by Jones Branch Dr., on approx. 85.93 ac. of land zoned C-3, HC, and SC. Comp. Plan Rec: Transit Station Mixed-Use and Residential Mixed-Use. Tax Map 29-2 ((15)) B2; 29-4 ((7)) A4, C1, C2, 1, 1A1, 1A2, 2, 3, 5A, 6, 7A1, 7B, 8, 9, 10, and 11A. (Concurrent with RZ 2011-PR-023, FDP 2011-PR-023, FDP 2011-PR-023-02, and FDP 2011-PR-023-03.) **PROVIDENCE DISTRICT. D/O TO 10/17/12**

Posted: 9/27/12
Revised: 9/28/12

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 27, 2012

DECISION ONLY:

SE 2012-HM-006 – TYSONS WEST RESIDENTIAL, LLC – **APPROVAL RECOMMENDED**
(P/H on 9/20/12)

CONSENT AGENDA ITEMS: CONCUR

FS-M12-19 – Cricket Communications, 7010 Braddock Road (Phillips School)
FSA-10-1 – Sprint, 10690 Parkridge Boulevard (Hunter Mill District)

ADMINISTRATIVE ITEM: ACCEPTED

Architectural Plan for Tysons Corner Center Phase I Residential, Hotel, and Pedestrian Bridge
(Providence District)

PCA 88-D-005-07 – CITYLINE PARTNERS LLC – D/O TO 10/17/12

RZ 2011-PR-023 – CITYLINE PARTNERS LLC – D/O TO 10/17/12

FDP 2011-PR-023 – CITYLINE PARTNERS LLC – D/O TO 10/17/12

FDP 2011-PR-023-02 – THE ASSN. FOR MANUFACTURING TECHNOLOGY – D/O TO 10/17/12

FDP 2011-PR-023-03 – CITYLINE PARTNERS LLC – D/O TO 10/17/12

NO SPEAKERS