

July 2018

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 No PC Meeting	5 No PC Meeting	6	7
8	9	10	11 No PC Meeting	12 View Agenda	13	14
15	16	17	18 No PC Meeting Schools Committee – 7:30 PM Joint Work Program LUPR Committee – 8:30 PM Small-Scale Production ZOA and Non-Office Building Repurposing and ZMOD Project	19 View Agenda	20	21
22	23	24	25 View Agenda	26 View Agenda	27	28
29	30	31				

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 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, July 12, 2018
Meeting Starts at 7:30 p.m.

Posted: 7/12/18
Revised: 7/13/18

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

FEATURE SHOWN

2232-L17-18 – Fairfax County Department of Public Works and Environmental Services, Springfield Community Business Center Commuter Parking Garage, 7039 Old Keene Mill Road, Springfield, VA 22150 (Deadline: 11/8/18)

ITEMS SCHEDULED FOR DECISION ONLY

- | | | |
|--|---|--|
| <p><u>RZ/FDP 2016-HM-007</u>
<u>Addendum 1</u>
(Hunter Mill)</p> | <p><u>ONE RESTON CO. LLC AND TWO RESTON CO. LLC</u> –
Appls. to rezone from I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.62 and approval of the conceptual and final development plan. Located in the W. of Reston Pkwy., N. of Sunrise Valley Dr., E. of Edmund Halley Dr. and S. of Dulles Airport Access and Toll Rd. on approx. 36.1 ac. of land. Comp. Plan Rec: Office/ Transit Station Mixed Use. Tax Map 17-3 ((8)) 1A1 and 1B.</p> | <p>Mary Ann Tsai
APPROVAL REC
(P/H from 6/28/18)</p> |
| <p><u>PCA 82-L-071</u>
(Lee)</p> | <p><u>BELL GROUP, LLC</u> – Appl. to amend the proffers for RZ 82-L-071 previously approved for contractor’s offices and shops to permit additional uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of up to 0.25. Located on the N. side of Oakwood Rd., E. of South Van Dorn St. on approx. 36,689 sq. ft. of land zoned I-4. Comp. Plan Rec: Alternative Uses. Tax Map 81-2 ((3)) 30.</p> | <p>Daniel Creed
APPROVAL REC
(P/H from 6/28/18)
(from 5/17/18)
(from 4/19/18)
(from 3/15/18)
(from 1/10/18)</p> |
| <p><u>SEA 99-P-046-02</u>
<u>Addendum 1</u>
<u>Addendum 2</u>
(Providence)</p> | <p><u>FLINT HILL SCHOOL</u> – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 99-P-046 previously approved for a private school of general education to permit the construction of a middle school resulting in an increase in enrollment from 700 to 800 and associated modifications to site design and development conditions. Located at 10900, 10910, 10824, 10816 Oakton Rd. and 3400, 3320, 3310, 3300, 3308 and 3408 Jermantown Rd., Oakton, 22124 on approx. 35.16 ac. of land zoned R-1. Providence District. Tax Map 47-3 ((1)) 16B, 17A, 18, 19, 19A, 20, 20A, 20B, 21A, 22, 22A, 23, 24, 34A, 34B, 34C. (Associated with SEA 84-P-105-04).</p> | <p>Kelly Posusney
APPROVAL REC
(P/H from 6/28/18)
(from 5/17/18)
(from 4/26/18)</p> |
| <p><u>SEA 84-P-105-04</u>
(Providence)</p> | <p><u>FLINT HILL SCHOOL</u> – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-P-105 previously approved for a private school of general education to permit a decrease in enrollment from 700 to 500. Located at 3012 Chain Bridge Rd., 10429 & 10431 Miller Rd. and 3044 Jermantown Rd., Oakton, 22124 and portions of Academic Dr. Public right-of-way to be vacated and/or abandoned on approx. 14.7 ac. of land zoned R-3. Tax Map 47-2 ((1)) 36A, 37, 38 and 52A. (Associated with SEA 99-P-046-02). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Academic Dr. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i>).</p> | <p>Kelly Posusney
APPROVAL REC
(P/H from 6/28/18)
(from 5/17/18)
(from 4/26/18)</p> |

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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2017-LE-022</u> (Lee)	<u>SPRINGFIELD GATEWAY, LLC</u> – Appls. to rezone from C-5, C-8, CRD, SC and HC to PDC, CRD, SC and HC to permit a hotel with an overall Floor Area Ratio (FAR) of 1.50 and approval of the conceptual and final development plan. Located on the S. side of Franconia Rd. at its intersection with Backlick Rd. on approx. 1.54 ac. of land. Comp. Plan Rec: Retail and other Commercial Uses. Tax Map 80-4 ((1)) 17, 18 and 19.	Heath Eddy	APPROVAL REC (from 5/17/18) (from 3/15/18) (from 1/25/18)
<u>SEA 1997-Y-035-02</u> (Braddock)	<u>THE WOODLANDS RETIREMENT COMMUNITY, LLC</u> – Appl. under Sects. 3-304 and 9-301 of the Zoning Ordinance to amend SE 97-Y-035 previously approved for an independent living facility to permit additional surface parking and reduce the minimum age requirement from 62 to 55 and associated modifications to site design and development conditions. Located at 4320 Forest Hill Dr., Fairfax, 22030 on approx. 8.46 ac. of land zoned R-3. Tax Map 56-2 ((1)) 61. (Concurrent with PCA 1997-SU-027-02).	Zachary Fountain	APPROVAL REC (from 6/14/18) (from 5/17/18) (from 4/18/18) (from 3/22/18) (from 2/22/18)
<u>PCA 1997-SU-027-02</u> (Braddock)	<u>THE WOODLANDS RETIREMENT COMMUNITY, LLC</u> – Appl. to amend the proffers for RZ 1997-SU-027 previously approved for an independent living facility to permit additional surface parking and reduce minimum age requirement from 62 to 55 with no change to the previously approved density of 13.1 du/ac. Located on the S. side of Lee Hwy. and W. side of Forest Hill Dr. on approx. 8.46 ac. of land zoned R-3. Comp. Plan Rec: 1-2 du/ac. Tax Map 56-2 ((1)) 61. (Concurrent with SEA 1997-Y-035-02).	Zachary Fountain	APPROVAL REC (from 6/14/18) (from 5/17/18) (from 4/18/18) (from 3/22/18) (from 2/22/18)
<u>FDP 2011-PR-011-05</u> (Providence)	<u>CITYLINE PARTNERS, LLC</u> – Appl. to amend the final development plan for RZ 2011-PR-011 to permit hotel and retail use. Located on the W. side of the realigned Coleshire Dr. approx. 100 ft. south of its intersection with Dolley Madison Blvd. on approx. 32,655 sq. ft. of land zoned PTC and HC. Tax Map 30-3 ((28)) D1.	Stephen Gardner	APPROVED
<u>PCA 86-C-119-07/DPA 86-C-119-03</u> (Hunter Mill)	<u>BOSTON PROPERTIES LP, LLC</u> – Appls. to amend the proffers, conceptual and development plan for RZ 86-C-119 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.22. Located on the N. side of Sunset Hills Rd., E. side of the Town Center Pkwy., S. side of the Washington and Old Dominion Trail on approx. 33.13 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community, Transit Station Mixed Use, Residential Mixed Use. Tax Map 17-3 ((1)) 5, 5H1, 29A and 29B. (Concurrent with PRC 86-C-119-02, PCA 86-C-121-08 and DPA 86-C-121-05).	Mary Ann Tsai	D/O TO 7/26/18 (from 7/19/18)
<u>PRC 86-C-119-02</u> (Hunter Mill)	<u>BOSTON PROPERTIES, LP</u> – Appl. to amend the PRC plan associated with RZ 86-C-119 to modify site and development conditions and land area. Located on the N. side of Sunset Hills Rd., E. side of Town Center Pkwy., S. side of the Washington and Old	Mary Ann Tsai	D/O TO 7/26/18 (from 7/19/18)

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Dominion Trail on approx. 33.13 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community, Transit Station Mixed Use, Residential Mixed Use. Tax Map 17-3 ((1)) 5, 5H1, 29A and 29B. (Concurrent with PCA 86-C-119-07, DPA 86-C-119-03, PCA 86-C-121-08 and DPA 86-C-121-05).

[PCA 86-C-121-08/DPA 86-C-121-05](#)
(Hunter Mill)

BOSTON PROPERTIES LP, LLC – Appls. to delete land area from RZ 86-C-121. Located on the N. side of Sunset Hills Rd., E. side of Town Center Pkwy., S. side of the Washington and Old Dominion Trail on approx. 5.81 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community, Transit Station Mixed Use, Residential Mixed Use. Tax Map 17-3 ((1)) 5 and 5H1. (Concurrent with PCA 86-C-119-07, DPA 86-C-119-03 and PRC 86-C-119-02).

Mary Ann Tsai **D/O TO 7/26/18**
(from 7/19/18)

RZ 2017-DR-028
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to rezone from I-4 to PDC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.70. Located on the S.W. quadrant of the intersection of Sunrise Valley Dr. and Dulles Technology Dr. on approx. 33.65 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 34B and 16-3 ((1)) 4D, 32D and 40. (Concurrent with PCA 79-C-037-08, PCA-C-696-12, FDPA-C-696-05 and FDP 2017-DR-028).

Sharon Williams **P/H TO 10/11/18**
(from 3/22/18)

PCA 79-C-037-08
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to amend the proffers for RZ 79-C-037 previously approved for industrial uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.70. Located on the S.W. quadrant of the intersection of Sunrise Valley Dr. and Dulles Technology Dr. on approx. 33.65 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 34B and 16-3 ((1)) 4D, 32D and 40. (Concurrent with RZ 2017-DR-028, PCA-C-696-12, FDPA-C-696-05 and FDP 2017-DR-028).

Sharon Williams **P/H TO 10/11/18**
(from 3/22/18)

PCA C-696-12/FDPA C-696-05
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appls. to amend the proffers, conceptual, and final development plan for RZ C-696 previously approved for commercial development to permit construction of a roadway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.00. Located on the S.E. of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 11.72 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 3B. (Concurrent with RZ 2017-DR-028, PCA 79-C-037-08 and FDP 2017-DR-028).

Sharon Williams **P/H TO 10/11/18**
(from 3/22/18)

FDP 2017-DR-028
(Dranesville)

W-MRP LP OWNER A VIII, LLC – Appl. to approve the final development plan for RZ 2017-DR-028 to permit mixed-use. Located on the W. side of Dulles Technology Dr. S. side of Sunrise Valley Dr. on approx. 12.73 ac. of land zoned PDC. Tax Map 15-4 ((1)) 34B, 16-3 ((1)) 4D, 32D and 40. (Concurrent with RZ 2017-DR-028, PCA-C-696-12, PCA 79-C-037-08 and FDPA-C-696-05).

Sharon Williams **P/H TO 10/11/18**
(from 3/22/18)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, July 19, 2018
Meeting Starts at 7:30 p.m.**

Posted: 7/19/18
Revised: 7/20/18

KEY
P/H – Public Hearing
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FEATURE SHOWN

2232-L17-18 – Fairfax County Department of Public Works and Environmental Services, Springfield Community Business Center Commuter Parking Garage, 7039 Old Keene Mill Road, Springfield, VA 22150 (Deadline: 11/8/18)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SEA 95-P-008</u> (Providence)	<u>STARBUCKS COFFEE COMPANY</u> – Appl. under Sects. 4-604, 4-605, 9-014 and 9-501 of the Zoning Ordinance to amend SE 95-P-008 previously approved for a drive-in financial institution to redevelop as a restaurant with a drive-through and associated modifications to site design and development conditions. Located at 3046 Gate House Plaza, Falls Church, 22042 on approx. 8.39 ac. of land zoned C-6. Tax Map 49-3 ((1)) 142A.	Zachary Fountain	APPROVAL REC
<u>RZ 2006-HM-004</u> (Hunter Mill)	<u>DANIEL W. MCKINNON</u> – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.27 dwelling units per acre (du/ac). Located on the S.W. side of Old Courthouse Rd. and E. side of Beulah Rd. on approx. 1.76 ac. of land. Comp. Plan Rec: 2/3 du/ac. Tax Map 28-3 ((5)) 36 (pt.).	Harold Ellis	APPROVAL REC (from 9/27/18)
<u>PA 2018-IV-MV2</u> (Mount Vernon)	<u>8800 RICHMOND HIGHWAY</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. Plan Amendment 2018-IV-MV2 concerns approx. eight ac. generally located at 8800 Richmond Highway (Tax map parcels 109-2 ((1)) 18C, 19 and 20) in the Mount Vernon Supervisor District. The area is planned for private open space. The amendment will consider residential use at a density up to 8 dwelling units per acre and the ability to achieve parcel consolidation and demonstrate that circumstances merit disturbance to the Environmental Quality Corridor (EQC); and that mitigation/compensation measures are provided to result in a net environmental benefit to the parcels and net benefits to most, if not all, the purposes of the EQC policy that are applicable to the proposed disturbances. Recommendations relating to the transportation network may also be modified. PA 2018-IV-MV2 is concurrently under review with Rezoning and Final Development Plan application RZ/FDP 2016-MV-018 and Special Exception application SE 2016-MV-016.	Jennifer Garcia	D/O TO 9/13/18
RZ/FDP 2016-HM-031 (Hunter Mill)	<u>PULTE HOME COMPANY, LLC</u> – Appls. to rezone from I-4 and I-5 to PDC to permit office and residential development with an overall Floor Area Ratio (FAR) of 0.88 and approval of the conceptual and final development plan. Located at 12700 Sunrise Valley Dr., Reston, 20191. on approx. 5.29 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 16-4 ((1)) 16B and 16-4 ((26)) 1 and 2. (Concurrent with PCA 80-C-086-02 and PCA 83-C-069-02).	William Mayland	P/H TO 9/13/18 (from 4/26/18) (from 11/16/17) (from 9/13/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

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PCA 80-C-086-02 (Hunter Mill)	PULTE HOME COMPANY, LLC – Appl. to amend the proffers for RZ 80-C-086 to permit deletion of land area. Located at 12700 Sunrise Valley Dr., Reston, 20191 on approx. 0.94 ac. of land zoned 1-5. Comp. Plan Rec: Residential Mixed Use. Tax Map 16-4 ((1)) 16 B (pt.) and 16-4 ((26)) 2 (pt.). (Concurrent with RZ/FDP 2016-HM-031 and PCA 83-C-069-02).	William Mayland	P/H TO 9/13/18 (from 4/26/18) (from 11/16/17) (from 9/13/17)
PCA 83-C-069-02 (Hunter Mill)	PULTE HOME COMPANY, LLC – Appl. to amend the proffers for RZ 83-C-069 to permit deletion of land area and. Located at 12700 Sunrise Valley Dr., Reston, 20191 on approx. 4.35 ac. of land zoned 1-4. Comp. Plan Rec: Residential Mixed Use. Tax Map 16-4 ((1)) 16B (pt.) and 16-4 ((26)) 1 and 2 (pt.). (Concurrent with RZ/FDP 2016-HM-031 and PCA 80-C-086-02).	William Mayland	P/H TO 9/13/18 (from 4/26/18) (from 11/16/17) (from 9/13/17)
SE 2018-MA-003 (Mason)	NORTHPOINT REALTY PARTNERS, LLC – Appl. under Sects. 5-402 and 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 0.5 to 0.7. Located at 6375 Bren Mar Dr., Alexandria, 22312 on approx. 6.04 ac. of land zoned I-4. Tax Map 81-1 ((1)) 8A. (Concurrent with PCA 86-L-056-05).	Sharon Williams	P/H TO 9/27/18
PCA 86-L-056-05 (Mason)	NORTHPOINT REALTY PARTNERS, LLC – Appl. to amend the proffers for RZ 86-L-056 previously approved for office uses to permit a self-storage facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.70. Located on the S. side of Bren Mar Dr. approx. 2,100 ft. E. of its intersection with General Washington Dr. on approx. 6.04 ac. of land zoned I-4. Comp. Plan Rec: Industrial. Tax Map 81-1 ((1)) 8A. (Concurrent with SE 2018-MA-003).	Sharon Williams	P/H TO 9/27/18
SE 2017-PR-011 (Providence)	MARTIN-LEPPERT-SIPES POST 9274, VFW & A/K/A FALLS CHURCH VFW CLUB & FRAT. ORDER OF POLICE NOVA LODGE 35, INC. – Appl. under Sects. 3-404, 4-304 and 9-301 of the Zoning Ordinance to permit a private club/public benefit association. Located at 7118 Shreve Rd. and 2343 Chestnut St., Falls Church, 22043 on approx. 1.03 ac. of land zoned R-4, C-3 and HC. Tax Map 40-3 ((1)) 107A and 114.	Jay Rodenbeck	P/H TO 9/27/18 (from 3/22/18) (from 2/15/18) (from 1/24/18) (from 10/26/17)
<u>RZ 2018-MV-007</u> (Mount Vernon)	LAFAYETTE BUILDING, LLC – Appl. to rezone from C-2 to C-5 to permit commercial uses, waiver of minimum lot size, width, setback and increase in office percentage in accordance with Sects. 9-515 and 9-610 of the Zoning Ordinance with an overall Floor Area Ratio (FAR) of 0.27. Located on the N.W. corner of the intersection of Lafayette Dr. and Fort Hunt Rd. on approx. 20,322 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 102-2 ((2)) (1) 605 and 606.	Jay Rodenbeck	P/H TO 9/27/18

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, July 25, 2018
Meeting Starts at 7:30 p.m.

Posted: 7/25/18
Revised: 7/26/18

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

FEATURE SHOWN

2232-L17-18 – Fairfax County Department of Public Works and Environmental Services, Springfield Community Business Center Commuter Parking Garage, 7039 Old Keene Mill Road, Springfield, VA 22150 (Deadline: 11/8/18)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2017-DR-023</u> (Dranesville)	<u>TRADITION HOMES, LLC</u> – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.26 dwelling units per acre (du/ac). Located on the E. side of Dranesville Rd. approx. 960 ft. S. of its intersection with Wiehle Ave. on approx. 5.76 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 10-2 ((1)) 5.	Catherine Lewis	D/O TO 9/13/18 (P/H from 6/28/18) (from 6/14/18) (from 5/17/18) (from 4/18/18) (from 3/22/18) (from 2/22/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 84-D-049-06</u> (Providence)	<u>TYSONS GALLERIA ANCHOR ACQUISITION, LLC</u> – Appl. to amend the proffers for RZ 84-D-049 previously approved for mixed use development to permit an increase in maximum height of an existing building and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.47. Located on the E. side of International Dr. and S. side of Tysons Blvd. on approx. 2.57 ac. of land zoned PDC and SC. Comp. Plan Rec: Retail Mixed-Use. Tax Map 29-4 ((10)) 1A.	Katelyn Antonucci	APPROVAL REC
<u>SE 2017-DR-027</u> (Dranesville)	<u>PETER J. FITZGERALD JR.</u> – Appl. under Sect. 3-104, 9-011, 9-601, 9-610 and 9-615 of the Zoning Ordinance to permit a cluster subdivision and a waiver of minimum district size. Located at 7327 Georgetown Pike, McLean, 22102 on approx. 5.39 ac. of land zoned R-1. Tax Map 021-3 ((1)) 23 and 23A; 021-3 ((16)) A, 1 and 2.	Bob Katai	P/H NULL AND VOID RESCHEDULED P/H DATE TO BE DETERMINED (from 6/14/18) (from 4/19/18) (from 4/19/18) (from 3/8/18)
<u>2232-M18-7</u> (Mason)	<u>DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES</u> – Appl. Under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop a Temporary Fire Station for the Edsall Road Fire Station located at 5317 Carolina Place, Springfield, VA 22151. Tax Map: 80-2 ((1)) 38. Area I.	David Stinson	DEFER P/H TO 7/26/18 (from 7/25/18)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, July 26, 2018
Meeting Starts at 7:30 p.m.**

Posted: 7/26/18
Revised: 7/27/18

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

FEATURE SHOWN

2232-L17-18 – Fairfax County Department of Public Works and Environmental Services, Springfield Community Business Center Commuter Parking Garage, 7039 Old Keene Mill Road, Springfield, VA 22150 (Deadline: 11/8/18)-
CONCUR

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA 86-C-119-07/DPA 86-C-119-03</u> (Hunter Mill)	<u>BOSTON PROPERTIES LP, LLC</u> – Appls. to amend the proffers, conceptual and development plan for RZ 86-C-119 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.22. Located on the N. side of Sunset Hills Rd., E. side of the Town Center Pkwy., S. side of the Washington and Old Dominion Trail on approx. 33.13 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community, Transit Station Mixed Use, Residential Mixed Use. Tax Map 17-3 ((1)) 5, 5H1, 29A and 29B. (Concurrent with PRC 86-C-119-02, PCA 86-C-121-08 and DPA 86-C-121-05).	Mary Ann Tsai	APPROVAL REC (P/H from 7/12/18) (from 7/19/18)
<u>PRC 86-C-119-02</u> (Hunter Mill)	<u>BOSTON PROPERTIES, LP</u> – Appl. to amend the PRC plan associated with RZ 86-C-119 to modify site and development conditions and land area. Located on the N. side of Sunset Hills Rd., E. side of Town Center Pkwy., S. side of the Washington and Old Dominion Trail on approx. 33.13 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community, Transit Station Mixed Use, Residential Mixed Use. Tax Map 17-3 ((1)) 5, 5H1, 29A and 29B. (Concurrent with PCA 86-C-119-07, DPA 86-C-119-03, PCA 86-C-121-08 and DPA 86-C-121-05).	Mary Ann Tsai	APPROVAL REC (P/H from 7/12/18) (from 7/19/18)
<u>PCA 86-C-121-08/DPA 86-C-121-05</u> (Hunter Mill)	<u>BOSTON PROPERTIES LP, LLC</u> – Appls. to delete land area from RZ 86-C-121. Located on the N. side of Sunset Hills Rd., E. side of Town Center Pkwy., S. side of the Washington and Old Dominion Trail on approx. 5.81 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community, Transit Station Mixed Use, Residential Mixed Use. Tax Map 17-3 ((1)) 5 and 5H1. (Concurrent with PCA 86-C-119-07, DPA 86-C-119-03 and PRC 86-C-119-02).	Mary Ann Tsai	APPROVAL REC (P/H from 7/12/18) (from 7/19/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-HM-017</u> (Hunter Mill)	<u>JBG/RESTON EXECUTIVE CENTER, LLC</u> – Appls. to rezone from I-5 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.14 and approval of the conceptual and final development plan. Located on the N. side of Sunset Hills Rd. and W. side of Town Center Pkwy. on approx. 13.8 ac. of land. Comp. Plan Rec: Office/Transit Station Mixed-Use. Tax Map 17-3 ((1)) 28A, 28B and 28C.	Angelica Gonzalez	D/O TO 9/13/18 (from 7/12/18) (from 5/24/18) (from 4/18/18) (from 1/18/18)

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Meeting Starts at 7:30 p.m.**

Posted: 7/26/18
Revised: 7/27/18

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

RZ/FDP 2017-HM-006
(Hunter Mill)

RP 11111 SUNSET HILLS, LLC – Appls. to rezone from I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.50 and approval of the conceptual and final development plan. Located on the S. side of Sunset Hills Dr., approx. 980 ft. E. of its intersection with Michael Faraday Dr., on approx. 9.72 ac. of land. Comp. Plan Rec: Office. Tax Map 18-3 ((6)) 8.

Mary Ann Tsai **APPROVAL REC**

2232-M18-7
(Mason)

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – Appl. Under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop a Temporary Fire Station for the Edsall Road Fire Station located at 5317 Carolina Place, Springfield, VA 22151. Tax Map: 80-2 ((1)) 38. Area I.

David Stinson **APPROVED**
(from 7/25/18)

RZ/FDP 2017-DR-026
(Dranesville)

BENCHMARK ASSOCIATES, LP – Appls. to rezone from C-8, CRD, SC and HC to PRM, CRD, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.99 and approval of the conceptual and final development plan. Located in the W. quadrant of Old Dominion Dr. and Lowell Ave. on approx. 1.43 ac. of land. Comp. Plan Rec: Retail with an option for mixed-use. Tax Map 30-2 ((9)) 73.

Bob Katai **P/H TO 10/4/18**
(from 6/28/18)
(from 5/24/18)
(from 4/18/18)
(from 6/14/18)