

March 2019

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	5	6 Housing Committee 6:30 p.m. – 7:30 p.m. Bd. Conf. Room PC Meeting View Agenda	7 Land Use Process Review Committee 7:30 p.m. Bd. Conf. Room	8	9 PC Seminar 9:00 – 11:30 a.m. Herrity Building Room 106/107
10	11	12	13 CIP Workshop 7:00 p.m. PC Meeting View Agenda	14 Schools Committee 6:30 p.m. Bd. Conf. Room PC Meeting View Agenda	15	16
17	18	19	20 PC Meeting View Agenda	21 CIP Committee 7:30 p.m. Environment Committee 8:30 p.m. Bd. Conf. Room	22	23 PC Site Visit One University and Erikson Site 9:30 a.m. to 12:00 p.m.
24	25	26	27 PC Meeting View Agenda	28 Schools Committee 7:30 p.m. Bd. Conf. Room	29	30
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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**

**Wednesday, March 6, 2019
Meeting Starts at 7:30 p.m.**

Posted: 3/7/19
Revised: 3/7/19

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

FEATURE SHOWN

2232-V18-29 – NB+C, on behalf of T-Mobile, 8426 Reformatory Way, Lorton, VA 22079 (**Deadline: 3/14/19**)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PA 2018-III-DS1</u> (Sully)	<u>COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J)</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-III-DS1 concerns approx. 1156 ac. generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road. The subject area is located in Tax Maps 43-2, 43-4, 44-1, 44-2, 44-3, and 44-4 in the Sully Supervisor District. The area is identified as Land Unit J of the Dulles Suburban Center in the Comprehensive Plan and is planned at the baseline for office, conference center/hotel, industrial flex and industrial use at an average intensity of 0.50 FAR, with options. The amendment will consider new land uses within the overall baseline intensity of 0.50 FAR, including new residential use (the addition of approximately 4250 units) and the addition of approximately 200,000 SF of retail use. Conditions relating to consolidation, impact mitigation, design and the flexibility to allow residential uses currently not envisioned by Comprehensive Plan policies related to airport noise may be recommended. Recommendations relating to the transportation network may also be modified.	Leanna O'Donnell	D/O TO 3/14/19 (P/H from 2/27/19) (from 2/13/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2018-MV-022</u> (Mount Vernon)	<u>MARIA DEL PILAR CHAVEZ CASALINO/PIL'S DAYCARE</u> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8477 Kitchener Dr., Springfield, 22153 on approx. 2,310 sq. ft. of land zoned PDH-3 and NR. Tax Map 98-4 ((6)) 471.	Jay Rodenbeck	APPROVAL REC (from 2/6/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, March 13, 2019

Meeting Starts at 7:00 p.m.

Posted: 3/14/19
Revised: 3/14/19

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

FEATURE SHOWN

2232-V18-29 – NB+C, on behalf of T-Mobile, 8426 Reformatory Way, Lorton, VA 22079 (Deadline: 3/14/19) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>CSPA 84-D-049-05</u> (Providence)	<u>TYSONS GALLERIA, LLC AND TYSONS GALLERIA ANCHOR ACQUISITION, LLC</u> – Appl. Appl. under Sect(s). 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 84-D-049 to permit sign modifications. Located on the N. side of Galleria Dr., E. side of International Dr. and S. side of Tysons Blvd. on approx. 26.13 ac. of land zoned PDC, HC and SC. Tax Map 29-4 ((10)) 1A and 1C1.	Katelyn Antonucci	APPROVED (P/H from 1/16/19) (from 1/9/19) (from 11/15/18)
<u>SEA 88-D-008</u> (Providence)	<u>VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINIION ENERGY VIRGINIA</u> – Appl. under Sects. 3-104, 5-402, 9-014, 9-101 and 10-104 of the Zoning Ordinance to amend SE 88-D-008 previously approved for an electrical substation to allow site modifications and an increase in fence height. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with 2232-P18-20)	Kelly Posusney	D/O TO 3/20/19 (P/H from 2/27/19)
<u>2232-P18-20</u> (Providence)	<u>VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINIION ENERGY VIRGINIA</u> – 2232 Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the redevelopment of an existing electric substation. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with SEA 88-D-008)	Kelly Posusney	D/O TO 3/20/19 (P/H from 2/27/19)

Capital Improvement Program (CIP) for Fiscal Years 2020-2024
(with Future Fiscal Years to 2029)

List of CIP presenters for March 13th Workshop:

*****Workshop begins at 7:00*****

1. CIP Overview - Martha Reed
2. Park Authority – David Bowden (Pages 80-91)
3. Fire and Rescue – Chief John Butler (Pages 136-145)
4. Fairfax County Public Schools – Jeff Platenberg (Pages 70-77)
5. Sanitary Sewers – Shahram Mohsenin (Pages 180-186)
6. Stormwater – Emma Gutzler (Pages 187-194)
7. Fairfax County Public Library – Jessica Hudson (Pages 152-156)
8. Health and Human Services – Tom Barnett (Pages 124-133)
9. Police – Major Bob Blakley (Pages 136-145)
10. Housing Development - Ahmed Rayyan (Pages 114-123)
11. Department of Transportation – Noelle Dominguez (Pages 200-218)

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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Capital Improvement Program</u>	<u>FY 2020 – FY 2024 Advertised Capital Improvement Program (CIP)</u> The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes a glance at the potential long term requirements beyond the current 5-year period.	M. Reed	D/O TO 3/27/19

**FAIRFAX COUNTY PLANNING COMMISSION
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**Thursday, March 14, 2019
Meeting Starts at 7:30 p.m.**

Posted: 3/15/19
Revised: 3/15/19

KEY
P/H – Public Hearing
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FEATURE SHOWN
None at this Time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PA 2018-III-DS1</u> (Sully)	<u>COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J)</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-III-DS1 concerns approx. 1156 ac. generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road. The subject area is located in Tax Maps 43-2, 43-4, 44-1, 44-2, 44-3, and 44-4 in the Sully Supervisor District. The area is identified as Land Unit J of the Dulles Suburban Center in the Comprehensive Plan and is planned at the baseline for office, conference center/hotel, industrial flex and industrial use at an average intensity of 0.50 FAR, with options. The amendment will consider new land uses within the overall baseline intensity of 0.50 FAR, including new residential use (the addition of approximately 4250 units) and the addition of approximately 200,000 SF of retail use. Conditions relating to consolidation, impact mitigation, design and the flexibility to allow residential uses currently not envisioned by Comprehensive Plan policies related to airport noise may be recommended. Recommendations relating to the transportation network may also be modified.	Leanna O'Donnell	D/O TO 4/3/19 (D/O from 3/6/19) (P/H from 2/27/19) (from 2/13/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA/CDPA/FDPA 2013-MV-001</u> (Mount Vernon)	<u>WESLEY HUNTINGTON LANDLORD, LLC</u> – Appls. to amend the uses, proffers, conceptual development plan and final development plan for RZ 2013-MV-001, previously approved for mixed use development, to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 2.99. Located in the S.E. quadrant of the intersection of Biscayne Dr. and Huntington Ave. on approx. 1.04 ac of land zoned PRM. Comp. Plan Rec: option for mixed use development at 3.0 (FAR). Tax Map 83-1 ((8)) 92A, 92B, 93A 93B and 94A.	Jay Rodenbeck	APPROVAL REC (from 2/20/19)
<u>PCA 84-C-048</u> (Hunter Mill)	<u>PRINCE TOWNE, LLC</u> – Appl. to amend the proffers for RZ 84-C-048 previously approved for residential development to permit residential development at a density of 1.84 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the N.W. side of West Ox Rd., approx. 600 ft. E. of Fairfax County Pkwy. on approx. 4.9 ac. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 25-4 ((14)) 85, 86 and 87.	Harold Ellis	D/O TO 3/27/19 (from 2/20/19) (from 1/9/19) (from 12/6/18)

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<u>FDPA 78-C-118-21</u> (Sully)	<u>LB FRANKLIN FARM, LLC</u> – Appl. to amend the conceptual and final development plan for RZ 78-C-118 previously approved for a shopping center to modify site and development conditions. Located in the NW quadrant of the intersection of Franklin Farm Road with Fairfax County Parkway on approx. 18.58 ac. of land zoned PDH-2 and WS. Comp. Plan Rec: 1-2 du/ac. Tax Map 35-1 ((4)) (22) 1, 2b, 3, 4 and 5. (Concurrent with SE 2018-SU-016).	Zachary Fountain	APPROVED (from 2/20/19)
<u>SE 2018-SU-016</u> (Sully)	<u>LB FRANKLIN FARM, LLC</u> – Appl. under Sects. 6-105 of the Zoning Ordinance to permit a restaurant with drive-through. Located at 13360 Franklin Farm Road, Herndon, 20171 on approx. 36,900 sq. ft. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (22) 1. (Concurrent with FDPA 78-C-118-21).	Zachary Fountain	APPROVAL REC (from 2/20/19)
<u>SE 2018-DR-010</u> (Dranesville)	<u>VIP WALKER ROAD, LLC</u> – Appl. under Sects. 3-104, 4-804, 9-301 and 9-308 of the Zoning Ordinance to permit a medical care facility. Located on the E. side of Walker Rd., N. of its intersection with Colvin Run Rd., (Formerly 1131 and 1137 Walker Rd., Great Falls, 22066) on approx. 2.79 ac. of land zoned C-8 and R-1. Tax Map 12-4 ((1)) 63.	Kelly Posusney	APPROVAL REC (from 2/20/19) (from 2/6/19)
<u>SEA 94-Y-023</u> (Sully)	<u>POHANKA VIRGINIA PROPERTIES, LLC</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 94-Y-023 previously approved for vehicle sale, rental and ancillary service to modify site and development conditions. Located at 13901, 13909, 13911 and 13915 Lee Jackson Memorial Hwy., Chantilly, 20151 on approx. 13.97 ac. of land zoned C-8, HC and WS. Tax Map 34-4 ((1)) 049, 050, 50A, 51 and 53. (Concurrent with RZ 2018-SU-023).	Kelly Atkinson	APPROVAL REC (from 2/20/19)
<u>RZ 2018-SU-023</u> (Sully)	<u>POHANKA VIRGINIA PROPERTIES, LLC</u> – Appl. to rezone from C-8, HC, and WS to C-8, HC and WS to permit a vehicle sale, rental and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.11. Located on the S. side of Lee Jackson Memorial Hwy. fronting on this highway, Elmwood St. and Vernon St. between Elmwood St. and Walney Rd. on approx. 7.29 ac. of land. Comp. Plan Rec: retail and other. Tax Map 34-4 ((1)) 51 and 53. (Concurrent with SEA 94-Y-023).	Kelly Atkinson	APPROVAL REC (from 2/20/19)
<u>CSP 2015-SU-002</u> (Sully)	<u>CH REALTY VIII- JLB MF FAIRFAX TRINITY, LLC</u> – Appl. to approve a comprehensive sign plan. Located on the W. side of Trinity Pkwy., approx. 1,000 ft. N. of its intersection with Lee Hwy. on approx. 7.08 ac. of land zoned PRM, HC, SC and WS. Comp. Plan Rec: Mixed Use. Tax Map 54-4 ((15)) 12A.	Emma Estes	APPROVED (from 2/20/19)
<u>CODE AMENDMENT</u> (Countywide)	<u>CODE AMENDMENT UPDATE: UPDATE APPENDIX Q (LAND DEVELOPMENT SERVICES FEE SCHEDULE OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA (CODE) REGARDING (EPLANS) AND OTHER UPDATES</u> – To amend Appendix Q (Land Development Fee Schedule) of The Code of the County of Fairfax, Virginia , (County Code) as follows: Pursuant to authority granted by <i>Virginia Code</i> Sections 15.2-107, 15.2-2204, 15.2-2241(A)(9), 15.2-2286(A)(6), 36-98.3, 36-105, 62.1-44.15:28(A), 62.1-44.15:29, and 62.1-44.15:54 (A the amendments propose new fees and amendments to fees charged by Land	Thakur Dhakal	ADOPTION REC (from 2/20/19)

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Development Services and the Fire Prevention Division (Fire Marshall), under Chapter 2, Art. 1, Sec. 2-1-4 (Property Under County Control), Chapter 61, Art. 1, Sec. 61-1-3 (Building Provisions), Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Provisions), Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation Control), and Chapter 112, Art. 17, Part 1, Sec. 17-109 (Zoning Ordinance), and Chapter 124, Article 3 (Stormwater Management Ordinance) of the County Code, for plan review, processing of permits, and performing testing and inspection services.

The proposed amendment restructures assessed fees based on the mechanics of processing electronic plans. Fees will be assessed based on review cycles instead of fees assessed on a per-submission basis. Fees for inserts will be eliminated and the 3rd Submission Review fees are being replaced by Signature Set Review cycle fees (\$0). The fees are being restructured and adjusted as follows.

The Site Development Fees charged under Appendix Q, Part II, Section A (Plan and Document Review Fees), Subsection B (Subdivision Plans, Site Plans and Site Plans for Public Improvements Only) are being restructured. The initial submission is being replaced by the first review cycle, and the fees for that review cycle are changing from a decrease of 9% up to an increase of 20%. Additional submission fees are being adjusted as follows: 1) the 2nd submission fee for site and subdivision plans (50% of all initial fees) is being replaced with the 2nd Review Cycle Fee (55% of all initial fees); 2) the 2nd submission fee for site plans for public improvements (\$0) is being replaced with the 2nd Review Cycle Fee (55% of the initial review cycle fee; and 3) the \$5,604 fee for additional site plan and subdivision submissions after the 3rd submission is being replaced with a \$6,000 fee for each additional review cycle submitted if the Signature Set is not approved for site and subdivision plans. The fee for additional review cycles if the Signature Set Review Cycle is not approved for site plans with only public improvements (50% of the original fee) is being replaced with a \$2,500 fee per review cycle. No fee adjustment is proposed for plan extensions or for the fees in addition to base fees, except the additional fee per disturbed acre or fraction thereof for site plans and subdivision plans is being eliminated.

The initial Site Development Fees charged under Appendix Q, Part II (Site Development Fees), Section A (Plan and Document Review Fees), Subsection C (Minor Site Plans and Grading Plans) are being increased by 14.0% each. Additional submission fees are being adjusted as follows: 1) the 2nd review cycle fees of \$3,422 for minor site plans, \$678 for **INF plans**, and 25% of the initial review cycle fee for rough grading plans are all being replaced with a new fee of 55% of the original fee; 2) if the signature set of plans is not approved, then the following fees will be applicable for additional review cycles: \$3750 for minor site plans, \$700 for INF plans, and \$900 for rough grading plans; and 3) Revisions of each of these plan types will be \$719 for minor site plans, \$712 for INF plans, and \$500 for rough grading plans, per submission. No fee adjustment is proposed for a conservation plan without a grading plan or for subdivision lot grading plans that are part of a subdivision currently bonded with the County.

A new 4% technology surcharge is proposed on all land development applications. A new digitization fee of \$0.75 per square foot of each paper plan is proposed for each paper submission of any ePlan

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designated plan type. The insert fee of \$108.00, currently applicable to the Site Development Fees in Part II of Appendix Q, is being moved to a new miscellaneous section and is proposed to also apply to the fees charted under Part I (Building Development Fees).

Text edits are being proposed and editorial changes are proposed to the site inspection fees that are charged in addition to the base fee related to dedicated streets and private streets, which are applied under Section C (Site Inspection Fees) of Part II (Site Development Fees).

PA 2018-IV-S1
(Lee)

COMPREHENSIVE PLAN AMENDMENT (LEWIN PARK) –To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 as follows:

Plan Amendment # 2018-IV-S1 concerns approx. 12.9 ac. generally located in the Franconia-Springfield Transit Station Area, Land Unit U (91-1 ((4)) A, 2-11, 13-25, 500, & 501) in the Lee Supervisor District. The area is planned for residential use at 1-2 dwelling units per acre with an option for office and/or hotel with support retail uses at up to 1.5 FAR. The amendment will consider substitution of up to 300,000 square feet of residential uses in the development option for the land unit.

Natalie Knight

ADOPTION REC
(from 2/20/19)
(from 2/13/19)

RZ/FDP 2018-PR-015
(Providence)

1500 WESTBRANCH HOLDINGS, LLC – Appls. to rezone from C-3 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.78, which includes bonus density for workforce housing and approval of the conceptual and final development plan. Located in the SW corner of the intersection of Jones Branch Drive and Westbranch Dr. on approx. 5.86 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) A5. (Concurrent with PCA 88-D-005-10).

Kelly Posusney

APPROVAL REC

PCA 88-D-005-10
(Providence)

1500 WESTBRANCH HOLDINGS, LLC – Appl. to amend the proffers for RZ 88-D-005 previously approved for office use to delete land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.78, which includes bonus density for workforce housing. Located in the SW corner of the intersection of Jones Branch Drive and Westbranch Dr. on approx. 5.86 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) A5 (Concurrent with RZ/FDP 2018-PR-015).

Kelly Posusney

APPROVAL REC

FAIRFAX COUNTY PLANNING COMMISSION

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Wednesday, March 20, 2019

Meeting Starts at 7:30 p.m.

Posted: 3/21/19
Revised: 3/21/19

KEY
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D/O – Decision Only

FEATURE SHOWN

2232A-Y09-18-1 – T-Mobile, 4700 Stonecroft Blvd., Chantilly, VA (Westfield High School) (**Deadline: 5/10/19**)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SEA 88-D-008</u> (Providence)	<u>VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINIION ENERGY VIRGINIA</u> – Appl. under Sects. 3-104, 5-402, 9-014, 9-101 and 10-104 of the Zoning Ordinance to amend SE 88-D-008 previously approved for an electrical substation to allow site modifications and an increase in fence height. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with 2232-P18-20)	Kelly Posusney	D/O TO 4/3/19 (D/O from 3/13/19) (P/H from 2/27/19)
<u>2232-P18-20</u> (Providence)	<u>VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINIION ENERGY VIRGINIA</u> – 2232 Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the redevelopment of an existing electric substation. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with SEA 88-D-008)	Kelly Posusney	D/O TO 4/3/19 (D/O from 3/13/19) (P/H from 2/27/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2018-MV-021</u> (Mount Vernon)	<u>STARBUCKS COFFEE COMPANY</u> – Appl. under Sects. 4-604 and 9-505 of the Zoning Ordinance to permit a restaurant with drive-through. Located at 8098 Rolling Rd., Springfield, 22153 on approx. 11.32 ac. of land zoned C-6. Tax Map 98-2 ((1)) 13B.	Harold Ellis	D/O TO 3/27/19 (from def. indef.) (from 2/6/19)
<u>SE 2018-LE-019</u> (Lee)	<u>NPC QUALITY BURGERS, INC.</u> – Appl. under Sects. 4-604, 7-607, 7-608, 9-501, 9-503, 9-505, 9-610, 9-611, 9-622 and 13-203 of the Zoning Ordinance to permit a restaurant with drive-through in a highway corridor, overlay district, commercial revitalization district and waiver of minimum lot size requirements. Located at 6700 Richmond Hwy., Alexandria, 22306 on approx. 21,729 sq. ft. of land zoned C-6, CRA and HC. Tax Map 93-1 ((1)) 1A (pt.).	Wanda Suder	APPROVAL REC (from 3/20/19)
<u>Plan Amendment</u> (Countywide) (Cortina)	<u>Plan Amendment # 2019-CW-1CP</u> is a Countywide plan amendment to consider changes to the Public Facilities section of the Policy Plan Element of the Comprehensive Plan in response to legislation adopted by the 2018 Virginia General Assembly on wireless telecommunications infrastructure and the September 26, 2018, Declaratory Ruling and Order adopted by the Federal Communications Commission (FCC). Changes to the Mobile and Land-Based Telecommunications Services Guidelines may include removing language that is outdated or pre-empted by new Federal and State legislation, adding or updating existing language regarding design and/or location of wireless facilities, and expanding types of wireless facilities to be considered an Administrative Review “feature shown” of the Comprehensive Plan subject to new guidelines.	Michelle Stathut	D/O TO 4/3/19

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Meeting Starts at 7:30 p.m.

Posted: 3/21/19
Revised: 3/21/19

KEY
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2232-P18-21
(Providence)

Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING under provisions of Va. Code Secs. 15.2-2204 and 15.2-2232, as amended, on Wednesday, March 20, 2019, **7:30 P.M.**, in the Board Auditorium of the Fairfax County Government Center Building, 12000 Government Center Pkwy., Fairfax, Va., on Application **2232-P18-21** to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop the Tysons East Fire Station # 44 located at 1766 Old Meadow Lane, Tysons, VA 22151. Tax Map: 29-4 ((6)) 96A. Providence District. Area II. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax, VA 22035.

David Stinson **APPROVED**

Z.O. Amendment
(Countywide)
(Cortina)

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **March 20, 2019 at 7:30 p.m.** in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

Lorrie Kirst **D/O TO 4/3/19**
Laura Gori

- 1 Amend Sect. 2-104 to delete Zoning Ordinance exemption of wires, cables, conduits, or other similar equipment for the distribution of utilities and address this equipment in a new Sect. 2-522.2. [Option to include an exemption for utility distribution or transmission poles up to 50 feet in the right-of-way or an option to make no change to Sect. 2-104.]
- 2 Amend Sect. 2-501 to allow certain wireless facilities and associated support structures on the same lot as a dwelling unit. [Option - Delete or make subject to special exception (SE) if deemed a standard process project under the *Code of Virginia*.]
3. Repeal Sect. 2-514 and replace with a new Sect. 2-514 which:
 - (a) Adds new introductory paragraph to permit specified wireless facilities and associated support structures if they meet Sections 2-514 and 18-106 (fees) and § 15.2-2232 of the *Code of Virginia*. Facilities and their support structures must otherwise meet Sections 2-519, 2-520, and 2-522, or obtain special exception (SE) approval. [Option - deny applications that do not meet Sect. 2-522 instead of requiring SE approval.]
 - (b) Adds new Par. 1 to allow co-location of wireless facilities on any existing structure. Specifically:
 - (1) Requires Zoning Administrator approval of an administrative review-eligible permit (AREP), as defined by § 15.2-2316.3 of the *Code of Virginia*, and payment of a fee. [Option – Include small cell co-locations and not require Zoning Administrator permit approval.]
 - (2) Antennas and associated mounting must be fully enclosed, flush mounted, screened, or provide other

FAIRFAX COUNTY PLANNING COMMISSION

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Meeting Starts at 7:30 p.m.

Posted: 3/21/19
Revised: 3/21/19

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means of mitigating visual impacts.

- (3) Related equipment located on existing utility or light pole must not exceed 32 cubic feet in volume and designed to match or blend with the pole, or provide other means of mitigating visual impacts. [Option – Any maximum equipment size between 28 and 50 cubic feet, or not have any equipment size limitation.]
- (4) Related equipment located on all other existing structures must be fully enclosed within the existing structure, designed to match or blend with existing structure, or provide other means of mitigating visual impacts.
- (5) Any ground mounted equipment that supports a co-location under this section on a light or utility pole is subject to new Sect. 2-522.
- (6) All other ground-mounted equipment may not exceed 12 feet in height or 500 square feet of gross floor area; must meet the minimum yard requirements of the district in which located, or when located in a road right-of-way or utility easement, be located a minimum of 10 feet from the ROW or easement line; and be screened with 8 foot tall screening. [Option – allow any maximum equipment size between 0 and 750 square feet of GFA and from 0 to 12 feet in height, require any setback between the equipment and right-o-way or easement line between 0 to 15 feet, and require any minimum screening between 0 and 10 feet in height.]
- (7) Allows maintenance or replacement of wireless facilities or support structures within a 6-foot perimeter with facilities or structures substantially the same size or smaller. [Option to also allow replacement poles as outlined below, or to allow any combination of alternatives and size limits (below) between 0 and the proposed numbers.]
 - a) On property zoned for single family dwellings and not on a major thoroughfare, either: a) replacement pole height must stay the same and the diameter can increase by 25% or up to 30 inches; or b) height may increase by up to 15 feet and the diameter must not exceed 30 inches.
 - b) On property zoned for single family dwellings and on major thoroughfares: replacement pole height must not exceed 80 feet (or if already 80+ feet in height, not more than 15 feet higher) and the diameter may not exceed 30 inches.

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- c) On property zoned for multi-family and developed with buildings up to 35 feet in height: replacement poles must not exceed 100 feet in height (or if already 100+ feet tall, not more than 15 feet higher) and the diameter must not exceed 42 inches.
 - d) On property used for athletic fields, replacement poles must not exceed 125 feet in height and 60 inches in diameter.
 - e) On all other property, replacement poles must not exceed 100 feet in height (or if already 100+ feet in height, not more than 15 feet higher), and the diameter must not exceed 60 inches.
- (c) Adds new Par. 2 which addresses wireless telecommunication hub sites by (1) maintaining the previous maximum gross floor area of 750 square feet, limiting maximum height to 12 feet, setting maximum floor area ratio limitations, minimum yard (setback) requirements, and screening requirements unless the hub site is located within a structure; and (2) allowing such hub sites to locate in all C Districts, I-1 through I-6 Districts, commercial areas of P districts, and in all R district on lots that are not vacant, open space, or residentially developed.
- (d) Adds new Par. 3 to prohibit commercial advertising on a wireless facility.
- (e) Add new Par. 4 to prohibit any lighting on wireless facilities, unless co-located on a light pole or required by federal, state, or local law.
- (f) Adds new Par. 5 to specify that all applications involving wireless facilities, including small cell facilities, standard process projects, AREPs, and eligible facility requests under the Spectrum Act that are electronically submitted outside of business hours will be deemed to be received on the next business day.
- (g) Adds new Par. 6 which requires the removal of all antennas, equipment, and associated structures within 120 days after such related equipment are no longer in use, at which point they will be deemed abandoned. [Option to delete this provision or increase the time to 180 days.]
4. Amend Sect. 2-519 by expanding the small cell facility provisions. [Option – Delete Sect. 2-519 if co-location on an existing facility does not require Zoning Administrator approval; also option to increase time to 180 days the time to remove abandoned facilities.] Specifically:
- (a) Expand small cell facility provisions to include option for installation on a new structure that is 50 feet or lower in height. [Option - Delete requirement for Zoning Administrator approval of a permit for the installation on a

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new structure if permitted by right in new Sect. 2-522.]

- (b) Require Zoning Administrator approval of an Administrative Review Eligible Project (AREP) permit with small cell facilities for the installation of a new structure that is 50-feet or lower in height, provided that such structure with attached wireless facilities is (1) not more than 10 feet above the tallest existing utility pole within 500 feet of the new structure within the same right-of-way, or within the existing line of utility poles; (2) not located in a historic district; and (3) designed to support small cells. [Option – Allow the Zoning Administrator to approve a permit for a new structure on any property provided that the structure does not exceed 50 feet in height and is designed to support small cell facilities.] The permit is subject to a fee under Sect. 18-106.
 - (c) Delete existing structure and wireless infrastructure provider definitions.
 - (d) Describes the new structures on which small cell facilities may be installed, including permit, fee, size and locational requirements.
 - (e) Require architectural review board (ARB) review if located in a historic district. [Option - Require special exception approval if located in historic districts or delete ARB review.]
5. Add a new Sect. 2-522 to establish requirements for new utility distribution or transmission poles facilities not more than 50-feet in height and their associated facilities, including small cell facilities [Option – Delete this section entirely and/or move the requirements under Alternative C to Sect. 2-523, or adopt any one or any combination of alternatives within this section.] Specifically:
- (a) Alternative A – Exempt all such poles with attached facilities from the Zoning Ordinance, other than any required building permits or zoning permits required for the facilities on the poles. [Option to exempt the facilities on such poles from the Zoning Ordinance.]
 - (b) Alternative B – Poles and facilities up to 50 feet in height are exempt if located in the street or utility easement, and poles and facilities on private property and/or in historic districts require SE approval. [Option – Such poles cannot be more than 10 feet above the tallest existing utility pole located within the same public right-of-way or line of existing utility poles; or delete SE requirement but require ARB review of new poles and facilities in historic districts.]
 - (c) Alternative C – Regulate new poles that are 50-feet or smaller by establishing aesthetic and size requirements that minimize the visual impacts of the new poles, antennas, associated facilities, and pole-mounted equipment, [Option to allow maximum pole-mounted equipment size from 0 to

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50 cubic feet in volume.]

- (d) Ground mounted equipment must: (1) not exceed one per provider for each new structure; (2) be located at least 10 feet from all lot lines or street right-of-ways; (3) be screened with an 8-foot-tall screen; (4) not exceed 12 feet in height; and (5) not exceed 500 square feet of gross floor area or 70 cubic feet in volume. [Options – add sight distance/visibility standard, add prohibition from locating in sidewalks and trails, and allow any setback distance, screening height, or equipment size between 0 and the proposed numbers by right or by zoning permit, which may depend on location and size.]
 - (e) Add a minimum spacing requirement between any new and existing, or permitted but unconstructed, pole. [Option – Consider any distance between 0 and 500 feet, which requirement could differ depending on pole location based on factors such as zoning or right-of-way type.]
 - (f) Allow the Zoning Administrator to disapprove an application for a new structure if proposed to be located in an area where the Comprehensive Plan encourages cable and public utilities to be placed underground and (a) the Comprehensive Plan objective pre-existed at least 3 months prior to the submission of the application; (b) co-location on existing structures in that area is still allowed; (c) replacement structures are still allowed; and (d) disapproval does not unreasonably discriminate or prohibit the provision of personal wireless service; [Option – The Board may adopt text making the Zoning Administrator’s disapproval of such an application mandatory, or it may eliminate this undergrounding provision in its entirety.]
 - (g) Any new structure proposed to be located in a historic district is subject to ARB review. [Option – Delete this provision.]
 - (h) All poles and associated equipment and structures must be removed within 120 days after such structures are no longer in use. [Option – Increase time to 180 days or delete this provision.]
6. Add a new Sect. 2-523 to clarify that the following terms used through the Zoning Ordinance are defined in § 15.2-2316.3 of the *Code of Virginia*: administrative-review eligible project (AREP), co-locate, existing structure, new structure, project, small cell facility, wireless facility, wireless infrastructure provider, wireless service provider and wireless support structure. However, the small cell facility definition has been expanded to include placement on new structures. Associated support structures include wireless support structures, existing structures, new structures, AREPs, and project structures; however, the term does not include any structures that exceed 50 feet in height. The methodology used to measure the height of equipment structures, hub sites, new structures and replacement poles is explained.
7. Revise Sect. 7-204 to incorporate Architectural Review Board

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(ARB) review of new 50-foot or smaller utility distribution and transmission poles and their associated facilities in historic districts. [Option to delete ARB review of utility distribution and transmission poles in historic districts if an option in Sect. 2-522 to allow by right or without ARB review is selected.]

8. Revise Sect. 9-101 to exempt utility poles that comply with new Sect. 2-522 from the special exception requirement. [Option for SE requirement for any poles and lines that comply with Sect. 9-522, but are located outside of the street or utility easement or in a historic district.]
9. Revise Sect. 9-105 to clarify that wireless facilities that do not meet the provisions of Sect. 2-514, 2-519, 2-520 or 2-522 are Standard Process Projects under the *Code of Virginia* requiring SE approval by the Board, and any wireless facilities that are clearly depicted on the SE plat and approved as part of the SE would not be subject to a separate small cell facility permit or an AREP that would otherwise be required.
10. Revise Sect. 18-106 to (a) add AREP permit fee of \$500 and a Standard Process Fee of \$6200; (b) clarify that Category 1 SE uses that are standard process projects under §15.2-2316.3 are subject to the Standard Process Project application fee; and (c) clarify that public facilities requiring review under § 15.2-2232 of the Code of Virginia are subject only to the AREP or Standard Process fee listed above.
11. Revise Article 20 to delete the mobile and land based telecommunication facility and small cell facility definitions; and revise the utility distribution or transmission pole definition to clarify that such poles are, among other things, used to elevate related facilities and equipment, including small cell facilities.
12. Replace all references to mobile and land based telecommunication facilities with references to wireless facilities and associated support structures in Articles 2, 3, 4, 5, 9 and 20 and clarify where wireless facilities and their associated support structures are permitted.

All persons wishing to speak to this subject may call the Office of the Clerk to the Planning Commission, (703) 324-2865, to be placed on the Speakers' List or may appear and be heard. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Planning Commission, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, <https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/amendments>.

ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-1334 (TTY 711 Virginia Relay Center).

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FEATURE SHOWN

2232A-Y09-18-1 – T-Mobile, 4700 Stonecroft Blvd., Chantilly, VA (Westfield High School) (**Deadline: 5/10/19**)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Capital Improvement Program</u>	<u>FY 2020 – FY 2024 Advertised Capital Improvement Program (CIP)</u> The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes a glance at the potential long term requirements beyond the current 5-year period.	M. Reed	APPROVAL REC <i>(P/H from 3/13/19)</i>
<u>PCA 84-C-048</u> <i>(Hunter Mill)</i>	<u>PRINCE TOWNE, LLC</u> – Appl. to amend the proffers for RZ 84-C-048 previously approved for residential development to permit residential development at a density of 1.84 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the N.W. side of West Ox Rd., approx. 600 ft. E. of Fairfax County Pkwy. on approx. 4.9 ac. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 25-4 ((14)) 85, 86 and 87.	Harold Ellis	D/O TO 5/8/19 <i>(P/H from 3/14/19)</i> <i>(from 2/20/19)</i> <i>(from 1/9/19)</i> <i>(from 12/6/18)</i>
<u>SE 2018-MV-021</u> <i>(Mount Vernon)</i>	<u>STARBUCKS COFFEE COMPANY</u> – Appl. under Sects. 4-604 and 9-505 of the Zoning Ordinance to permit a restaurant with drive-through. Located at 8098 Rolling Rd., Springfield, 22153 on approx. 11.32 ac. of land zoned C-6. Tax Map 98-2 ((1)) 13B.	Harold Ellis	APPROVAL REC <i>(P/H from 3/20/19)</i> <i>(from def. indef.)</i> <i>(from 2/6/19)</i>

ITEMS SCHEDULE FOR PUBLIC HEARING

<u>RZ/FDP 2015-PR-014</u> <i>(Providence)</i>	<u>1690 OLD MEADOW HOLDINGS, LLC</u> - Appls. to rezone from C-7, R-30, I-4 and H-C to PTC and H-C to permit office development with an overall Floor Area Ratio (FAR) of 5.02 and approval of the conceptual and final development plan. Located on the S. side of Dolley Madison Blvd. and W. side of Old Meadow Rd. on approx. 1.19 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Providence District. Tax Map 29-4 ((6)) 101B and a portion of Old Meadow Rd. public right-of-way to be vacated and/or abandoned. (Concurrent with SE 2015-PR-029). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Old Meadow Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia). (Concurrent with SE 2015-PR-029).	Stephen Gardner	D/O TO 4/3/19
<u>SE 2015-PR-029</u> <i>(Providence)</i>	<u>1690 OLD MEADOW HOLDINGS, LLC</u> - Appl. under Sects. 6-502, 6-504 and 9-601 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 2.50 to 5.02 in the PTC zoning district. Located at 1690 Old Meadow Rd., McLean, 22102 on approx. 1.19 ac. of land zoned C-7, R-30 I-4 and H-C. Providence District. Tax Map	Stephen Gardner	D/O TO 4/3/19

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29-4 ((6)) 101B and a portion of Old Meadow Rd. public right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2015-PR-014). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Old Meadow Rd. to proceed under Section 15.2-2272 (2) of the Code of Virginia).