

# September 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	7
8	9	10	11 <b>Land Use Process                      Committee Meeting                      6:30 p.m. to 7:30 p.m.</b>  <b>PC Meeting                      View Agenda</b>	12 <b>PC Meeting                      View Agenda</b>	13	14
15	16	17	18 <b>PC Meeting                      View Agenda</b>	19 <b>PC Meeting                      View Agenda</b>	20	21
22	23	24	25 <b>PC Meeting                      View Agenda</b>	26 <b>Environment                      Committee Meeting                      7:30 p.m. to 9:30 p.m.</b>	27	28
29	30					

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:  
 12000 Government Center Parkway, Fairfax, VA 22035  
 All Planning Commission meetings begin at 7:30 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, September 11, 2019**  
**Meeting Starts at 7:30 p.m.**

Posted: 9/12/19  
 Revised: 9/12/19

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

**FEATURE SHOWN**

None

**ITEMS SCHEDULED FOR DECISION ONLY**

None

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<p><a href="#"><u>RZ/FDP 2016-PR-023</u></a>                      (Providence)</p>	<p><a href="#"><u>ROBERT H. PEARSON, JR., R.H. PEARSON, INC. AND HOWARD WALLACH, TRUSTEE FOR THE WALLACH LIVING TRUST</u></a> – Appls. to rezone from R-1 to PDH-4 to permit residential use with an overall density of 3.21 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Haney Ln., 400 ft. N. of its intersection with Wolftrap Rd. on approx. 3.42 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-2 ((1)) 28, 28A, 28B, 29, and 32.</p>	<p>Katelyn Antonucci</p>	<p><b>D/O TO 9/19/19</b>                      (from 7/31/19)                      (from 2/6/19)                      (from 1/9/19)                      (from 2/6/19)                      (from 10/18/18)</p>
<p><a href="#"><u>SE 2019-PR-011</u></a>                      (Providence)</p>	<p><a href="#"><u>RESTON HOSPITAL CENTER, LLC</u></a> – Appl. under Sect. 6-205 of the Zoning Ordinance to permit a medical care facility. Located at 8240 Leesburg Pike, Vienna, 22182 on approx. 24,299 sq. ft. of land zoned PDC, HC and SC. Tax Map 29-3 ((1)) 80.</p>	<p>Katelyn Antonucci</p>	<p><b>APPROVAL REC</b></p>
<p><a href="#"><u>Site Specific Plan Amendment 2018-I-1MS Addendum</u></a>                      (Providence)</p>	<p>Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on <b>WEDNESDAY, SEPTEMBER 11, 2019 at 7:30 PM</b> in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.</p> <p><b>Site Specific Plan Amendment 2018-I-1MS</b> concerns approx. 203 ac. generally located at 2900 and 2941 Fairview Park Drive, Falls Church, VA 22042 and four non-addressed parcels (Tax Map #49-4 ((1)) 71, 73, 73A1, 73A2, 74A and 74B) within Fairview Park; 3225 Gallows Road, Fairfax, VA, 22037 and 8100 Innovation Park Drive, Fairfax, VA 22031 (Tax Map #49-4 ((1)) 57) – Inova Center for Personalized Health (ICPH) in the Providence Supervisor District. The Fairview Park subject area (86 ac.) is planned for office, accessory retail and public park uses. The amendment originally proposed mixed-use office, hotel, residential, and other uses between 3 million square feet and 3.7 million square feet of total development on Tax Map Parcels 71, 73, 73A1, 73A2, 74A and 74B. The revised proposal considers office, multifamily residential use with a maximum of 1,060 units, ground floor retail and other uses and new publicly accessible parks and pedestrian and bicycle facilities up to 2.1 million square feet on Tax Map Parcels 73, 73A1, 73A2, 74A and 74B. While the revised option intensity of 2.1 million square feet does not apply to Tax Map Parcel 71, new ground floor retail use is proposed for TMP 71 in the revised option. The ICPH site (117 ac.) is planned for office use up to 0.35 FAR. The amendment considers office, research, institutional, multifamily residential use with a maximum of 705 units, hotel and other uses up to 1.0 FAR, phasing of development with transportation</p>	<p>Aaron Klibaner                       Meghan Van Dam</p>	<p><b>D/O TO 9/19/19</b></p>

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improvements and public facilities, new publicly accessible parks; pedestrian and bicycle facilities, preserved green space and stream evaluation. Additional recommendations for both sites include urban design, parking, stormwater management and tree preservation. Related modifications to the Merrifield Suburban Center Areawide recommendations incl. such elements as areawide planning objectives and guidance pertaining to affordable housing, open space and transportation are proposed. Recommendations relating to the transportation network may also be modified. PA 2018-I-1MS is concurrently under review with Proffer Condition Amendment application PCA #74-7-047-02-02. Consult <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProcessBOS.aspx> for a description and information on the status of the PCA.

Copies of the staff report, which includes this proposed Plan amendment, are available for examination and may be obtained from the Dept. of Planning & Development, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at [www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports](http://www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports), three weeks prior to the public hearing. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers' list. Any questions may be directed to the Planning Div. at 703-324-1380. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

PCA 84-S-038-02  
(Sully)

**DOMINION ELECTRIC SUPPLY COMPANY, INC.** – Appl. to amend the proffers for RZ 84-S-038 previously approved for warehouse with associated office and retail uses to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the S. side of Lee Jackson Memorial Hwy., approx. 300 ft. E. of its intersection with Westfax Dr. on approx. 3.59 ac. of land zoned I-5, WS, AN and HC. Comp. Plan Rec: Industrial. Tax Map 34-3 ((1)) 2A.

Zachary  
Fountain

**P/H TO 10/30/19**

SE 2018-DR-020  
(Dranesville)

**FAIR LIGHT, LLC** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements. Located at 8514 Lewinsville Rd., Mclean, 22102 on approx. 2.54 ac. of land zoned R-1. Tax Map 29-1 ((3)) 13.

Katelyn  
Antonucci

**P/H TO 10/17/19**  
(from 6/26/19)  
(from 5/8/19)  
(from 2/27/19)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, September 12, 2019**  
**Meeting Starts at 7:30 p.m.**

Posted: 9/13/19  
 Revised: 9/13/19

**KEY**  
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**FEATURE SHOWN**

None

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2018-HM-024</u></a> (Hunter Mill)	<a href="#"><u>ORR-BSL HUNTER MILL, LLC</u></a> – Appl. under Sects. 3-E04, 9-301 and 9-308 of the Zoning Ordinance to permit a medical care facility. Located at 2347 Hunter Mill Rd., Vienna, 22181 on approx. 6.68 ac. of land zoned R-E. Tax Map 37-2 ((1)) 26.	Katelyn Antonucci	<b>D/O TO INDEFINITE</b> (P/H from 7/18/19) (from 6/12/19)
<a href="#"><u>RZ/FDP 2018-BR-025</u></a> (Braddock)	<a href="#"><u>ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC</u></a> – Appls. to rezone from PDH-5, R-1 and WS to PRM and WS to permit residential development with an overall Floor Area Ratio (FAR) of 1.56 and approval of the conceptual and final development plan. Located on the N. side of University Dr. and W. side of Ox Rd. on approx. 10.84 ac. of land. Comp. Plan Rec: Residential with a redevelopment option up to 580 units. Tax Map 57-3 ((1)) 11A, 11B and 57-4 ((1)) 2B. (Concurrent with PCA C-058).	Sharon Williams	<b>APPROVAL REC</b> (P/H from 7/25/19) (from 7/10/19)
<a href="#"><u>PCA C-058</u></a> (Braddock)	<a href="#"><u>ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC</u></a> – Appl. to amend the proffers for RZ RZ-C-058 previously approved for residential and office uses to permit deletion of land area. Located on the N. side University Dr. and W. side of Ox Rd. on approx. 8.44 ac. of land zoned PDH-5 and WS. Comp. Plan Rec: Residential with redevelopment option up to 580 units. Tax Map 57-3 ((1)) 11A and 11B. (Concurrent with RZ/FDP 2018-BR-025).	Stephen Williams	<b>APPROVAL REC</b> (P/H from 7/25/19) (from 7/10/19)
<a href="#"><u>SE 2018-SU-027</u></a> (Sully)	<a href="#"><u>STONEBRIDGE INVESTMENTS, LLC</u></a> – Appl. under Sect. 9-630 of the Zoning Ordinance to permit development of a new limited brewery in the R-C district and a modification of limitations on the number of events defined in Article 20 of the Zoning Ordinance for limited brewery. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 40.62 ac. of land zoned R-C and WS. Tax Map 53-3 ((7))32Z, 33Z (pt.); 64-1 ((7)) 31Z (pt.), 34Z, 35Z (pt.); 38Z (pt.), 39Z, 40Z, 41Z and 42Z. (Associated with SPA 2016-SU-090).	Emma Estes	<b>D/O TO 10/2/19</b> (D/O from 7/31/19) (D/O from 7/24/19) (P/H from 7/17/19)
<a href="#"><u>Code Amendment</u></a> (Countywide) (Hart)	Proposed Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) and Chapter 124(Stormwater Management Ordinance) of <i>The Code of the County of Fairfax, Virginia</i> (County Code) Re: Long-Term Maintenance of Stormwater Management Facilities, Illicit Discharges, and Enforcement  <b>Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) and Chapter 124 (Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia (County Code)</b> related to long-term maintenance of stormwater management facilities, illicit discharges, and enforcement. The proposed amendments to the Chesapeake Bay Preservation Ordinance incorporate the following provisions:  1. Replace the required density of plantings for establishment and restoration of Resource Protection Area (RPA) butlers in the ordinance with the requirements in the Public Facilities Manual.	John Friedman	<b>D/O TO 9/18/19</b> (D/O from 7/31/19) (P/H from 7/24/19)

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2. Reduce the required caliper of trees for restoration of RPA buffers from 2 inches to 1.5 inches.

3. Make editorial and minor revisions including changing "shall" to "will" or "must" or "may" throughout the sections of the ordinance being amended.

The proposed amendments to the Stormwater Management Ordinance incorporate the following provisions:

1. Provide the Director of the Department of Public Works and Environmental Services (DPWES) with the authority to administer the provisions of Article 9, Illicit Discharges to the Storm Sewer System and State Waters.
2. Provide the Director of DPWES with the right-of-entry to perform inspections and the ability to obtain search warrants to perform inspections related to his responsibilities under the ordinance.
3. Delete the requirement that maintenance agreements include a requirement that owners to submit inspection and maintenance reports on an "annual" basis.
4. Provide for an alternative enforcement mechanism in lieu of a maintenance agreement for stormwater management facilities designed to treat stormwater runoff primarily from an individual lot on which the facility is located.
5. Transfer responsibility to establish a post-construction inspection program to ensure continuing maintenance of stormwater management facilities from the Director of Land Development Services to the Director of DPWES.
6. Require the Director of DPWES to establish an inspection program that ensures that stormwater management facilities are being adequately maintained as designed after completion of land-disturbing activities.
7. Provide the Director of DPWES with the authority to enforce violations of §124-2-10 and Article 9 and hear appeals of any such enforcement actions in accordance with the procedures under Article 7.
8. Clarifies that discharges exceeding limits in a state-issued permit is a violation.
9. Make editorial and minor revisions including changing "shall" to "will" or "must" or "may" throughout the sections of the ordinance being amended.

All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the Speakers List or may appear and be heard. As required by law, copies of the full text of the proposed amendment, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Planning Commission, Suite 552, of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035-0072.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2016-HM-016</u></a> (Hunter Mill)	<a href="#"><u>GOLF COURSE OVERLOOK, LLC</u></a> – Appls. to rezone from R-E and I-5 to PRM to permit residential and secondary uses with an overall Floor Area Ratio (FAR) of 2.28 and approval of the conceptual and final development plan. Located on the N. side of Sunset Hills Rd. between American Dream Way and Isaac Newton Square on approx. 3.0 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 17-4 ((5)) S6.	Wanda Suder	<b>APPROVAL REC</b> (from 9/19/19) (from def. indef.) (from 7/20/17) (from 6/21/17)

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SE 2018-MV-007  
(Mount Vernon)

**NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE UNITED STATES** – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a cultural center. Located at 8907, 8900 & 9000 Richmond Hwy., Alexandria, 22309 and VDOT Surplus right-of-way, on approx. 125.6 ac. of land zoned R-1, HC and HD. Tax Map 109-2 ((1)) 2, 3 and 4 and Surplus VDOT right-of-way.

Wanda Suder

**P/H TO 10/17/19**  
(from 9/11/19)  
(from 7/18/19)  
(from 3/20/19)  
(from 2/20/18)  
(from 12/6/18)

PCA 1998-HM-036  
(Hunter Mill)

**SRINIVAS AKELLA & KRISHNA N. KIDAMBI; MAYUR H. MANIAR & SONAL B. MANIAR; NA AYUTTAYA ANUCHIT SUTHUS & PIYAWANNARAT BENJAWAN; PAUL D. FAUSER & KRISTINE K. FAUSER; AZAAD SALENA & KHAN-RAMPRASHAD ZALENA** – Appl. to amend the proffers for RZ 1998-HM-036 previously approved for residential development at a density of 3.0 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located at 2721, 2723, 2719, 2725 and 2727 Robaleed Way, Oak Hill, 20171 on approx. 1.5 ac. of land zoned R-3. Comp. Plan Rec: 2-3 du/ac. Tax Map 25-4 ((21)) 1, 2, 3, 25 and 26.

Brandon McCadden

**APPROVAL REC**  
(from 9/11/19)

PA 2019-IV-RH1  
(Lee)

**PA 2019-IV-RH1 – COMPREHENSIVE PLAN AMENDMENT (OAKWOOD ROAD SENIOR HOUSING)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 6.2 ac. generally located at the southeast quadrant of the intersection of Oakwood Road and South Van Dorn Street (Tax Map # 81-2 ((1))17C and 81-4 ((1))32, 33 and 34) in the Lee Supervisor District. The area is planned for open space. The amendment will consider up to 150 units of senior affordable housing with limited community space as may be appropriate. PA 2019-IV-RH1 is concurrently under review with Proffer Condition Amendment 85-L-006 and Special Exception 2019-LE-006 (APAH Oakwood, LLC).

Sophia Fisher

**D/O TO 9/19/19**  
(from 9/11/19)  
(from 7/31/19)

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**FEATURE SHOWN**

None

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<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<p><u>Code Amendment</u>                      (Countywide)                      (Hart)</p>	<p>Proposed Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) and Chapter 124(Stormwater Management Ordinance) of <i>The Code of the County of Fairfax, Virginia</i> (County Code) Re: Long-Term Maintenance of Stormwater Management Facilities, Illicit Discharges, and Enforcement</p> <p><b>Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) and Chapter 124 (Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia (County Code)</b> related to long-term maintenance of stormwater management facilities, illicit discharges, and enforcement. The proposed amendments to the Chesapeake Bay Preservation Ordinance incorporate the following provisions:</p> <ol style="list-style-type: none"> <li>1. Replace the required density of plantings for establishment and restoration of Resource Protection Area (RPA) butlers in the ordinance with the requirements in the Public Facilities Manual.</li> <li>2. Reduce the required caliper of trees for restoration of RPA buffers from 2 inches to 1.5 inches.</li> <li>3. Make editorial and minor revisions including changing "shall" to "will" or "must" or "may" throughout the sections of the ordinance being amended.</li> </ol> <p>The proposed amendments to the Stormwater Management Ordinance incorporate the following provisions:</p> <ol style="list-style-type: none"> <li>1. Provide the Director of the Department of Public Works and Environmental Services (DPWES) with the authority to administer the provisions of Article 9, Illicit Discharges to the Storm Sewer System and State Waters.</li> <li>2. Provide the Director of DPWES with the right-of-entry to perform inspections and the ability to obtain search warrants to perform inspections related to his responsibilities under the ordinance.</li> <li>3. Delete the requirement that maintenance agreements include a requirement that owners to submit inspection and maintenance reports on an "annual" basis.</li> <li>4. Provide for an alternative enforcement mechanism in lieu of a maintenance agreement for stormwater management facilities designed to treat stormwater runoff primarily from an individual lot on which the facility is located.</li> <li>5. Transfer responsibility to establish a post-construction inspection program to ensure continuing maintenance of stormwater management facilities from the Director of Land Development Services to the Director of DPWES.</li> <li>6. Require the Director of DPWES to establish an inspection program that ensures that stormwater management facilities are being adequately maintained as designed after completion of land-disturbing activities.</li> <li>7. Provide the Director of DPWES with the authority to enforce violations of §124-2-10 and Article 9 and hear appeals of any such enforcement actions in accordance with the procedures under Article 7.</li> <li>8. Clarifies that discharges exceeding limits in a state-issued permit is a violation.</li> <li>9. Make editorial and minor revisions including changing "shall" to "will" or</li> </ol>	<p>John Friedman</p>	<p><b>CHAPTER 118 - DENIAL REC</b></p> <p><b>CHAPTER 124 - APPROVAL REC</b></p> <p>(D/O from 9/12/19)                      (D/O from 7/31/19)                      (P/H from 7/24/19)</p>

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"must" or "may" throughout the sections of the ordinance being amended.

All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the Speakers List or may appear and be heard. As required by law, copies of the full text of the proposed amendment, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Planning Commission, Suite 552, of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035-0072.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2018-BR-028</u></a> <a href="#"><u>Addendum</u></a> (Braddock)	<a href="#"><u>CLASSIC COTTAGES, LLC</u></a> – Appl. under Sects. 9-610 and 9-615 of the Zoning Ordinance to permit a cluster residential development and a waiver of minimum district size. Located at 4037, 4107 and 4111 Maple Ave., Fairfax, 22032 on approx. 8.08 ac. of land zoned R-1. Tax Map 58-3 ((6)) 37, 38 and 38A.	Emma Estes	<b>D/O TO 9/19/19</b>
<a href="#"><u>SE 2019-SU-002</u></a> (Sully)	<a href="#"><u>FAIRFAX COUNTY WATER AUTHORITY</u></a> – Appl. under Sect. 5-504 of the Zoning Ordinance to permit office and maintenance facilities incidental to water purification facilities. Located at 14925 Willard Rd., Chantilly, 22151 on approx. 10.79 ac. of land zoned I-5, AN, and WS. Tax Map 33-4 ((1)) 15B. (Concurrent with 2232-Y18-35).	Zachary Fountain	<b>APPROVAL REC</b>
<a href="#"><u>2232-Y18-35</u></a> (Sully)	<a href="#"><u>FAIRFAX COUNTY WATER AUTHORITY</u></a> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a distribution and vehicle maintenance facility. Located at 14925 Willard Rd., Chantilly, 22151 on approx. 10.79 ac. of land zoned I-5, AN and WS. Tax Map 33-4 ((1)) 15B. (Concurrent with SE 2019-SU-002).	Zachary Fountain	<b>APPROVED</b>
<a href="#"><u>PCA-C-597-05</u></a> (Providence)	<a href="#"><u>PS BUSINESS PARKS, L.P.</u></a> – Appl. to amend the proffers for RZ C-597 previously approved for a hotel to permit an athletic field and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.72. Located on the S. side of Boone Blvd. approx. 500 ft. W. of its intersection with Gallows Rd. on approx. 2.50 ac. of land zoned C-3, SC and HC. Comp. Plan Rec: Residential Mixed Use. Tax Map 39-1 ((6)) 69A (pt.). (Concurrent with SEA 2007-PR-014).	Katelyn Antonucci	<b>APPROVAL REC</b>
<a href="#"><u>SEA 2007-PR-014</u></a> (Providence)	<a href="#"><u>PS BUSINESS PARKS, L.P.</u></a> – Appl. under Sects. 4-304, 9-014, 9-607 and 9-624 of the Zoning Ordinance to amend SE 2007-PR-014 previously approved for a hotel to permit a quasi-public athletic field in C-3 District and associated modifications to site design and development conditions. Located at 8229 Boone Blvd., Tysons, 22182 on approx. 4.95 ac. of land zoned C-3, SC and HC. Tax Map 39-1 ((6)) 69A. (Concurrent with PCA-C-597-05).	Katelyn Antonucci	<b>APPROVAL REC</b>



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<p><a href="#"><u>SEA 2010-LE-025</u></a>                  (Lee)</p>	<p><b><u>COSTCO WHOLESALE CORPORATION</u></b> – Appl. under Sects. 4-804, 7-607, 9-505, 9-533 and 9-622 of the Zoning Ordinance to amend SE 2010-LE-025 previously approved for retail sales establishment large to permit a service station in a Highway Corridor Overlay District and provisions for modifications/waivers/increases and uses in a Commercial Revitalization District and associated modifications to site design and development conditions. Located at 7940 Richmond Hwy., Alexandria, 22306 on approx. 11.17 ac. of land zoned C-8, HC and CRD. Lee District. Tax Map 101-2 ((6)) A.</p>	<p>Wanda Suder</p>	<p><b>APPROVAL REC</b>                  (from 7/10/19)                  (from 2/20/19)</p>
<p><a href="#"><u>RZ 2018-HM-020</u></a>                  (Hunter Mill)</p>	<p><b><u>APA PROPERTIES NO. 6, L.P.</u></b> – Appl. to rezone from mixed use development with a total intensity of 2.0 Floor Area Ratio (FAR) inclusive of bonus density. Located on the N. of Sunset Hills Rd., W. side of Wiehle Ave. and N. side of Washington and Old Dominion Railroad Trail (Northern Virginia Regional Park Authority) on approx. 32.41 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 17-4 ((5)) 3C1, 3E1, 3N1, 3W2, 6S2, 6S4, 7E2 and 7N2.</p>	<p>Wanda Suder</p>	<p><b>D/O TO 9/19/19</b>                  (from 7/24/19)</p>
<p><a href="#"><u>SE 2018-PR-023</u></a>  <a href="#"><u>Addendum</u></a>                  (Providence)</p>	<p><b><u>FAIRFAX COUNTY WATER AUTHORITY</u></b> – Appl. under Sects. 3-104, 5-504, 9-201 and 9-609 of the Zoning Ordinance to permit a heavy public utility office and maintenance facilities in the I-5 zoned district and parking in a residential zoned district. Located at 8505 Lee Hwy., Fairfax, 22031 on approx. 4.27 ac. of land zoned R-1, I-5, CRA and HC. Tax Map 49-3 ((1)) 50A. (Concurrent with 2232-P18-26).</p>	<p>Katelyn Antonucci</p>	<p><b>APPROVAL REC</b>                  (from 7/17/19)                  (from 5/8/19)                  (from 5/22/18)</p>
<p><a href="#"><u>2232-P18-26</u></a>  <a href="#"><u>Addendum</u></a>                  (Providence)</p>	<p><b><u>FAIRFAX COUNTY WATER AUTHORITY</u></b> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit Central Distribution System Maintenance Facility. Located at 8505 Lee Hwy., Fairfax, 22031 on approx. 4.27 ac. of land zoned R-1, I-5, CRA and HC. Tax Map 49-3 ((1)) 50A. (Concurrent with SE 2018-PR-023).</p>	<p>Katelyn Antonucci</p>	<p><b>APPROVED</b>                  (from 7/17/19)                  (from 5/8/19)                  (from 5/22/18)</p>
<p>PCA/CDPA/FDPA                  2010-LE-009                  (Lee)</p>	<p><b><u>MR LIBERTY VIEW ONE, LLC AND MR LIBERTY VIEW WEST LLC C/O MONUMENT REALTY</u></b> – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2010-LE-009, previously approved for commercial development with a Floor Area Ratio (FAR) of 1.5 to permit a residential building and associated modifications to proffers and site design at an FAR of 1.5. Located in the N.W. quadrant of the intersection of Franconia Springfield Pkwy. and Beulah St. on approx. 12.94 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 91-1 ((4)) 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 9A 10, 10A, 11, 11A, 13, 13A, 14, 14A, 15, 15A, 16, 16A, 17, 17A, 18, 18A, 19, 19A, 20, 20A, 21, 21A, 22, 22A, 23, 23A, 24, 24A, 25, 500, 500A, and 501.</p>	<p>Kelly Posusney</p>	<p><b>P/H TO 10/17/19</b>                  (from 7/24/19)                  (from 6/26/19)                  (from 5/22/19)</p>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, September 19, 2019**  
**Meeting Starts at 7:30 p.m.**

Posted: 9/20/19  
 Revised: 9/20/19

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

**FEATURE SHOWN**  
**None**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<p><a href="#"><u>RZ/FDP 2016-PR-023</u></a>                      (Providence)</p>	<p><a href="#"><u>ROBERT H. PEARSON, JR., R.H. PEARSON, INC. AND HOWARD WALLACH, TRUSTEE FOR THE WALLACH LIVING TRUST</u></a> – Appls. to rezone from R-1 to PDH-4 to permit residential use with an overall density of 3.21 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Haney Ln., 400 ft. N. of its intersection with Wolftrap Rd. on approx. 3.42 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-2 ((1)) 28, 28A, 28B, 29, and 32.</p>	<p>Katelyn Antonucci</p>	<p><b>APPROVAL REC</b>                      (P/H from 9/11/19)                      (from 7/31/19)                      (from 2/6/19)                      (from 1/9/19)                      (from 2/6/19)                      (from 10/18/18)</p>
<p><a href="#"><u>Site Specific Plan Amendment 2018-I-1MS Addendum</u></a>                      (Providence)</p>	<p>Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on <b>WEDNESDAY, SEPTEMBER 11, 2019 at 7:30 PM</b> in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.</p> <p><b>Site Specific Plan Amendment 2018-I-1MS</b> concerns approx. 203 ac. generally located at 2900 and 2941 Fairview Park Drive, Falls Church, VA 22042 and four non-addressed parcels (Tax Map #49-4 ((1)) 71, 73, 73A1, 73A2, 74A and 74B) within Fairview Park; 3225 Gallows Road, Fairfax, VA, 22037 and 8100 Innovation Park Drive, Fairfax, VA 22031 (Tax Map #49-4 ((1)) 57) – Inova Center for Personalized Health (ICPH) in the Providence Supervisor District. The Fairview Park subject area (86 ac.) is planned for office, accessory retail and public park uses. The amendment originally proposed mixed-use office, hotel, residential, and other uses between 3 million square feet and 3.7 million square feet of total development on Tax Map Parcels 71, 73, 73A1, 73A2, 74A and 74B. The revised proposal considers office, multifamily residential use with a maximum of 1,060 units, ground floor retail and other uses and new publicly accessible parks and pedestrian and bicycle facilities up to 2.1 million square feet on Tax Map Parcels 73, 73A1, 73A2, 74A and 74B. While the revised option intensity of 2.1 million square feet does not apply to Tax Map Parcel 71, new ground floor retail use is proposed for TMP 71 in the revised option. The ICPH site (117 ac.) is planned for office use up to 0.35 FAR. The amendment considers office, research, institutional, multifamily residential use with a maximum of 705 units, hotel and other uses up to 1.0 FAR, phasing of development with transportation improvements and public facilities, new publicly accessible parks; pedestrian and bicycle facilities, preserved green space and stream evaluation. Additional recommendations for both sites include urban design, parking, stormwater management and tree preservation. Related modifications to the Merrifield Suburban Center Areawide recommendations incl. such elements as areawide planning objectives and guidance pertaining to affordable housing, open space and transportation are proposed. Recommendations relating to the</p>	<p>Aaron Klibaner                       Meghan Van Dam</p>	<p><b>ADOPTION REC</b>                      (P/H from 9/11/19)</p>

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transportation network may also be modified. PA 2018-I-1MS is concurrently under review with Proffer Condition Amendment application PCA #74-7-047-02-02. Consult <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProgressBOS.aspx> for a description and information on the status of the PCA.

Copies of the staff report, which includes this proposed Plan amendment, are available for examination and may be obtained from the Dept. of Planning & Development, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at [www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports](http://www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports), three weeks prior to the public hearing. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers' list. Any questions may be directed to the Planning Div. at 703-324-1380. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

[PA 2019-IV-RH1](#)  
(Lee)

**[PA 2019-IV-RH1 – COMPREHENSIVE PLAN AMENDMENT \(OAKWOOD ROAD SENIOR HOUSING\)](#)**

– To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 6.2 ac. generally located at the southeast quadrant of the intersection of Oakwood Road and South Van Dorn Street (Tax Map # 81-2 ((1)) 17C and 81-4 ((1)) 32, 33 and 34) in the Lee Supervisor District. The area is planned for open space. The amendment will consider up to 150 units of senior affordable housing with limited community space as may be appropriate. PA 2019-IV-RH1 is concurrently under review with Proffer Condition Amendment 85-L-006 and Special Exception 2019-LE-006 (APAH Oakwood, LLC).

Sophia Fisher

**ADOPTION REC**

(P/H from 9/12/19)  
(from 9/11/19)  
(from 7/31/19)

[SE 2018-BR-028](#)  
[Addendum](#)  
(Braddock)

**[CLASSIC COTTAGES, LLC](#)** – Appl. under Sects. 9-610 and 9-615 of the Zoning Ordinance to permit a cluster residential development and a waiver of minimum district size. Located at 4037, 4107 and 4111 Maple Ave., Fairfax, 22032 on approx. 8.08 ac. of land zoned R-1. Tax Map 58-3 ((6)) 37, 38 and 38A.

Emma Estes

**D/O TO 10/2/19**

(P/H from 9/18/19)

[RZ 2018-HM-020](#)  
(Hunter Mill)

**[APA PROPERTIES NO. 6, L.P.](#)** – Appl. to rezone from I-5 to PRM to permit mixed use development with a total intensity of 2.0 Floor Area Ratio (FAR) inclusive of bonus density. Located on the N. of Sunset Hills Rd., W. side of Wiehle Ave. and N. side of Washington and Old Dominion Railroad Trail (Northern Virginia Regional Park Authority) on approx. 32.41 ac. of land. Comp. Plan Rec: Mixed Use. Hunter Mill District. Tax Map 17-4 ((5)) 3C1, 3E1, 3N1, 3W2, 6S2, 6S4, 7E2 and 7N2.

Wanda Suder

**APPROVAL REC**

(P/H from 9/18/19)  
(from 7/24/19)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 84-L-083-02</u></a> (Lee)	<a href="#"><u>THE UNITED COMMUNITY OF MUSLIMS OF THE UNITED STATES OF AMERICA</u></a> – Appl. to amend the proffers for RZ 84-L-083 previously approved for warehouse and storage yard to permit a place of worship and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the E. side of Cinder Bed Rd., approx. 370 ft. South of the Terminus of Cinder Bed Rd. on approx. 1.14 ac. of land zoned I-5. Comp. Plan Rec: Industrial Uses up to 0.35 FAR. Tax Map 99-2 ((1)) 20.	Daniel Creed	<b>P/H TO 1/8/20</b> (from 7/31/19)
<a href="#"><u>AR 85-V-002-04</u></a> (Mount Vernon)	<a href="#"><u>MARTIN B. JARVIS, JR. TR</u></a> – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 10808 and 10816 Harley Rd., Lorton, 22079 on approx. 41.5 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after September 19, 2019 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 118-2 ((1)) 11Z and 118-2 ((2)) 1Z.	Ellen Alster	<b>APPROVAL REC</b> (from 7/17/19)
<a href="#"><u>AR 89-D-001-03</u></a> (Dranesville)	<a href="#"><u>THE EAGLE FAMILY LLC; CHARLOTTE FREDETTE SMITH EAGLE; FREDERICK SMITH TRUST UNDER WILL FOR THE BENEFIT OF CHARLOTTE FREDETTE SMITH EAGLE; CUMBERLAND TRUST, TRUSTEE</u></a> – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 8008 Georgetown Pike, McLean, 22102 on approx. 85.98 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after September 19, 2019 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 20-2 ((1)) 8Z, 13Z, 14Z, 16Z, 48Z and 20-2 ((13)) 4Z and 5Z.	Erin Haley	<b>APPROVAL REC</b> (from 7/25/19) (from 7/24/19)
PCA 2002-LE-005 (Lee)	<b>ALWADI, LLC</b> – Appl. to amend the proffers for RZ 2002-LE-005 previously approved for commercial development to permit a shopping center and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.18. Located on the N. side of Richmond Hwy. approx. 500 ft. E. of Martha St. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Comp. Plan Rec: Mixed Use. Map 101-4 ((1)) 11A and 12.	William Mayland	<b>P/H TO 10/17/19</b> (from 7/31/19) (from 5/16/19) (from 4/3/19) (from def. indef.)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, September 25, 2019**  
**Meeting Starts at 7:30 p.m.**

Posted: 9/26/19  
 Revised: 9/26/19

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

**FEATURE SHOWN**

None

**ITEMS SCHEDULED FOR DECISION ONLY**

None

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2019-PR-001</u></a> <i>(Providence)</i>	<a href="#"><u>TOLL MID-ATLANTIC LP COMPANY, INC.</u></a> – Appls. to rezone from R-1 and HC to PDH-3 and HC to permit residential development with an overall density of 2.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the S. side of Lee Highway approx. 200 ft. W. of Mainstone Dr. on approx. 9.55 ac. of land. Comp. Plan Rec: Residential 2/3 du/ac. Tax Map 48-4 ((1)) 54B.	Kelly Posusney	<b>APPROVAL REC</b> <i>(from 7/24/19)</i>
<a href="#"><u>SE 2019-DR-009</u></a> <i>(Dranesville)</i>	<a href="#"><u>SUNRISE DEVELOPMENT, INC.</u></a> – Appl. under Sects. 4-300 and 9-622 of the Zoning Ordinance to permit uses in a CRD (medical care facility/assisted living). Located at 1515 Chain Bridge Rd., McLean, 22101 on approx. 2.23 ac. of land zoned C-3, CRD and SC. Tax Map 30-4 ((1))14.	Kelly Posusney	<b>APPROVAL REC</b> <i>(from 9/11/19)</i>
<a href="#"><u>RZ/FDP 2017-HM-018</u></a> <a href="#"><u>Addendum</u></a> <i>(Hunter Mill)</i>	<a href="#"><u>1900-02 CAMPUS COMMONS, LLC</u></a> – Appls. to rezone from I-3 to PRM to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.7 and approval of the conceptual and final development plan. Located on the N. side of Sunrise Valley Dr. and E. side of Wiehle Ave. on approx. 11.60 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((1)) 33 and 34. (Concurrent with PCA 79-C-023).	Mary Ann Tsai	<b>D/O TO 10/10/19</b>
<a href="#"><u>PCA 79-C-023</u></a> <a href="#"><u>Addendum</u></a> <i>(Hunter Mill)</i>	<a href="#"><u>1900-02 CAMPUS COMMONS, LLC</u></a> – Appl. to amend the proffers for RZ 79-C-023 to delete land area. Located on the N. side of Sunrise Valley Dr. and E. side of Wiehle Ave. on approx. 11.6 ac. of land zoned I-3. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-4 ((1)) 33 and 34. (Concurrent with RZ/FDP 2017-HM-018).	Mary Ann Tsai	<b>D/O TO 10/10/19</b>
RZ/FDP 2019-PR-008 <i>(Providence)</i>	<a href="#"><u>TOLL MID-ATLANTIC LP COMPANY, INC.</u></a> – Appls. to rezone from R-1 and HC to PDH-12 and HC to permit residential development with an overall density of 11.45 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Leesburg Pike, N. side of Idylwood Rd. on approx. 5.85 ac. of land. Comp. Plan Rec: Residential: 16 to 20 du/ac. Tax Map 40-3 ((1)) 6, 7, 7A and 9 (pt.). (Associated with SPA 93-P-046-03).	Kelly Posusney	<b>P/H TO 11/13/19</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
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Posted: 9/26/19  
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<u><a href="#">SE 2013-LE-020</a></u> <i>(Lee)</i>	<u><a href="#">SOUTH ALEX SUBSIDIARY, LLC</a></u> – Appl. under Sects. 6-103 and 6-105 of the Zoning Ordinance to permit a carryout restaurant. Located at 6226 North Kings Hwy., Alexandria, 22303 on approx. 3.93 ac. of land zoned PDH-40, CRD and HC. Tax Map 83-3 ((1)) 7B (pt.).	Jay Rodenbeck	<b>APPROVAL REC</b>
<u><a href="#">SEA 2013-HM-012</a></u> <i>(Hunter Mill)</i>	<u><a href="#">BLUE OCEAN DEVELOPMENT, INC.</a></u> – Appl. under Sects. 9-014 and 9-610 of the Zoning Ordinance to amend SE 2013-HM-012 previously approved for waiver of minimum lot width to permit site modifications. Located at 1283 Serenity Woods Ln., Vienna, 22182 on approx. 1.52 ac. of land zoned R-1. Tax Map 19-1 ((1)) 27A.	Jay Rodenbeck	<b>APPROVAL REC</b>
<u><a href="#">RZ 2018-PR-021</a></u> <i>(Providence)</i>	<u><a href="#">GEORGELAS, LLC</a></u> – Appl. to rezone from C-8, I-4 and HC to PTC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.5. Located on the N. side of Tyco Rd. approx. 1/8th mile E. of its intersection with Leesburg Pike on approx. 7.08 ac. of land. Comp. Plan Rec: Residential Mixed-Use, Office and Park/Open Space. Tax Map 29-1 ((25)) 1 and 2. (Concurrent with RZ 2018-PR-022 and FDP 2018-PR-022).	Stephen Gardner	<b>D/O TO 10/10/19</b> <i>(from 9/11/19)</i> <i>(from 7/17/19)</i>
<u><a href="#">RZ 2018-PR-022</a></u> <i>(Providence)</i>	<u><a href="#">GEORGELAS, LLC</a></u> – Appl. to rezone from I-5, C-7, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.73. Located on the N.E. side of Leesburg Pike and N.W. side of Tyco Rd. on approx. 7.32 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use and Residential Mixed-Use. Tax Map 29-1 ((1)) 17, 17B, 17C and 29-3 ((1)) 55. (Concurrent with RZ 2018-PR-021 and FDP 2018-PR-022).	Stephen Gardner	<b>D/O TO 10/10/19</b> <i>(from 9/11/19)</i> <i>(from 7/17/19)</i>
<u><a href="#">FDP 2018-PR-022</a></u> <i>(Providence)</i>	<u><a href="#">GEORGELAS, LLC</a></u> – Appl. to approve the final development plan for RZ 2018-PR-022 to permit public park. Located on the N. side of Tyco Rd. approx. 650 ft. E. of its intersection with Leesburg Pike on approx. 34,734 sq. ft. of land zoned PTC, HC and SC. Tax Map 29-1 ((1)) 17B (pt.) and 17C (pt.). (Concurrent with RZ 2018-PR-022 and RZ 2018-PR-021).	Stephen Gardner	<b>D/O TO 10/10/19</b> <i>(from 9/11/19)</i> <i>(from 7/17/19)</i>