Posted: 4/3/24
Revised: 5/2/25

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Thursday, May 1, 2025, at 7:30 PM

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Development staff at 703-324-1380.

SITE SPECIFIC PLAN AMENDMENT WORKSHOP

- White Paper for the 2025 SSPA Nominations (Download Here)
- Presentation by Staff
- Presentation by Nominator(s)
- Question & Answer Session
- Public Testimony
- Preliminary Vote on SSPA Nominations
-

Braddock District:

Nomination Number	Nomination Name	Staff	Preliminary PC Action
CPN-2025-II-BR-019	**StorageMart (11325 Route 29)** Proposed plan amendment for the expansion of the existing self-storage use. a. 11325 Route 29, Fairfax, VA 22030 Tax Map #: 56-2 ((1)) 52 and 56-2 ((4)) 11 Download Nomination Packet Here	Ryan Stewart, DPD, PD	**DO NOT ADD**

Dranesville District:

Nomination Number	Nomination Name	Staff	Preliminary PC Action
CPN-2025-II-DR-003	**Vinson Hall** Proposed redevelopment of the Vinson Hall Continuing Care Facility at an increased intensity up to a 1.3 FAR. 1733 and 1735 Kirby Road, and 6258 Park Road, McLean, VA 22101 Tax Map #: 31-3 ((1)) 83, 77A, and 81B Download Nomination Packet Here	Heather Springs, DPD, PD	**ADD TIER 1**
CPN-2025-III-DR-034	**Arrowbrook Centre** Multifamily use with maximum of 132 units and the elimination of the ratios guiding the mix of residential/nonresidential uses. 13224 Franklin Farm Road, Herndon, VA 20171	Heather Springs, DPD, PD	**ADD**

Tax Map #: 16-3 ((20)) 5
Download Nomination Packet Here

Franconia District:

Nomination Number	Nomination Name	Staff	Preliminary PC Action
CPN-2025-IV-FR-006	**6404 Telegraph Road** Proposal to amend the Comprehensive Plan's recommendation of commercial use at 0.25 FAR to enable redevelopment of the property as medium density, townhome style residential use. 6404 Telegraph Road and 6408 Highland Drive, Alexandria, VA 22310 Tax Map #: 82-3 ((4)) 2B Download Nomination Packet Here	Ryan Stewart, DPD, PD	**DO NOT ADD**
CPN-2025-IV-FR-016	**Hilltop Village Center** Proposal for retail, office, and residential use up to 0.41 FAR. 7920, 7915, 7880 Heneska Loop and 7905 Hilltop Village Center Drive, Alexandria, VA 22315 Tax Map #: 100-1 ((1)) 9E, 9F, 9D, 9G, 9H, 9C Download Nomination Packet Here	Ryan Stewart, DPD, PD	**ADD TIER 2**
CPN-2025-IV-FR-031	**Beulah St. at Steinway St. Properties** Proposed change from 1-2 du/ac to 5-8 du/ac to facilitate development as single family detached homes and townhomes. 7301, 7313, 7317, 7213 AND 7221 Beulah Street, Alexandria, VA 22315 and 6328 and 6324 Steinway Street, Alexandria, VA 22315 Tax Map #: 91-3 ((8))1, 2, 3, 4, 5A, and 91-3 ((8)) A and B Download Nomination Packet Here	Ryan Stewart, DPD, PD	**ADD TIER 2**

Mount Vernon District:

Nomination Number	Nomination Name	Staff	Preliminary PC Action
CPN-2025-IV-MV-018	**Pohick Rd Lorton** Proposed amendment to the Plan to permit the currently zoned I-4 portion of	Lia Niebauer, DPD, PD	**DEFER VOTE TO 6/4/25**

	the property to be developed as multi-family residential use. Tax Map #: 108-1-((1)) 1B, 30, and 30A; 108-1- ((2)) B1, C, and D Download Nomination Packet Here		
CPN-2025-IV-MV-029	**Lidl US Operations** Proposed mixed-use development concept features a nine-story multifamily residential building with approximately 200 units and up to 30,000 square feet of ground-floor community-serving retail use, primarily including a grocery store anchor. 6211 North Kings Highway, Alexandria, VA 22303 Tax Map #: 83-3 ((1)) 22A and 22B1 Download Nomination Packet Here	Lia Niebauer, DPD, PD	**ADD**
CPN-2025-IV-MV-053	**Excel Holdings 12 LLC** Self-storage and hotel use up to an intensity of 0.70 FAR. Tax Map #: 99-1 ((1)) 5E1 and 5E2 Download Nomination Packet Here	Lia Niebauer, DPD, PD	**DEFER VOTE TO 6/4/25**

Providence District (Merrifield):

Nomination Number	Nomination Name	Staff	Preliminary PC Action
CPN-2025-I-PR-030	**2719 Dorr Avenue** Proposed alternative Plan option for Residential Mixed-Use redevelopment up to an intensity of 2.5 FAR, which would allow a 7-story building with up to 375 multifamily residential units, ground floor of retail uses that improve the pedestrian experience by activating the building's frontage and with courtyards to break up the building façade and enhance the appearance to a pedestrian scale. 2719 Dorr Avenue, Fairfax, VA 22031 Tax Map #: 49- 1((13))23A and 24A Download Nomination Packet Here	Steve Waller, DPD, PD	**ADD TIER 1**

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CPN-2025-I-PR-035	**2800 - 2804 Dorr Avenue** Proposed alternative Plan option for Mixed-Use and/or Residential redevelopment up to an intensity of 3.0 FAR, which would allow a 7-story building with up to 220 multifamily residential units, activation of the ground floor with private amenities and/or retail uses, and the integration of publicly accessible open and urban park space to encourage pedestrian activity and improve placemaking. 2800 Dorr Avenue, Fairfax, VA 22031 Tax Map #: 49-1 ((13)) 8 and 9 Download Nomination Packet Here	Steve Waller, DPD, PD	**ADD TIER 1**
CPN-2025-I-PR-036	**Dorr Avenue South** Proposed alternative Plan option for redevelopment as Mixed-Use and/or Residential redevelopment up to an intensity of 3.0 FAR and consideration to allow the maximum building height to be increased 2832 Dorr Avenue, Fairfax, VA 22031 Tax Map #: 49-1 ((13)) 1, 2, 3, 29, and 30 Download Nomination Packet Here	Steve Waller, DPD, PD	**ADD TIER 1**
CPN-2025-I-PR-039	**Halstead Square Road and Merrifield Avenue** Proposed option for redevelopment as Mixed-Use and/or Residential redevelopment up to an intensity of 3.2 FAR if consolidation can achieve more than 4 acres, and up to 3.0 FAR if less than 4.0 acres are consolidated.8302 Merrifield Avenue, Fairfax, VA 22031 Tax Map #: 49-1 ((16)) 2, 3, 4, 5 and 49-1 ((13)) 21A Download Nomination Packet Here	Steve Waller, DPD, PD	**ADD TIER 1**

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Springfield District:

Nomination Number	Nomination Name	Staff	Preliminary PC Action
CPN-2025-III-SP-032	**12716 Route 29 - Metropolitan** Proposed amendment to the Plan recommendation from Residential at 1-2 du/ac to Residential at 4-6 du/ac to allow an independent living facility at 20 du/ac, per Zoning Ordinance density multiplier for independent living facilities. 12716 Lee Highway. Fairfax, VA 22030 Tax Map #: 55-4 ((1)) 11, 11A, 14 Download Nomination Packet Here	Michael Lynskey, DPD, PD	**DO NOT ADD**

Sully District:

Nomination Number	Nomination Name	Staff	Preliminary PC Action
CPN-2025-III-SU-037	**14050 Thunderbolt Place** To allow free-standing retail use on the property. 14050 Thunderbolt Place, Chantilly, VA 20151 Tax Map #: 34-4 ((12)) 2 Download Nomination Packet Here	Aaron Klibaner, DPD, PD	**ADD**

To learn more about the 2025 Countywide SSPA process and to participate, visit: https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/countywide/2025
• An interactive locator map of all the 2025 SSPA nominations is now also available.
• Questions or comments regarding nominations can be directed to DPDSSPA@FairfaxCounty.gov.

All persons wishing to present their views on these subjects may call the Planning Commission Office at 703-324-2865, or register online at https://www.fairfaxcounty.gov/planningcommission/speaker no later than 1:00 p.m. the day of the meeting, to be placed on the Speakers List; and videos need to be submitted no later than 9 a.m. the day prior to the Planning Commission meeting, and then may appear and be heard via pre-recorded video or telephone. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, 22035 and Plancom@fairfaxcounty.gov.

Copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and available for review at the Planning Commission Office and on the County's website at www.fairfaxcounty.gov. To make arrangements to view the documents, please contact the Planning Commission Office at 703-324-2865.

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Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. All televised government meetings are closed captioned. For other accommodation, please call the Planning Commission Office, 703-324-2865, TTY: 711 (Virginia Relay Center), as soon as possible but no later than 48 hours before the public hearing.