County of Fairfax, Virginia
Planning Commission Meeting
May 14, 2025
Planning Commission Action

PCA 2014-PR-021/FDP 2014-PR-021-03 (RZPA-2024-PR-00040) – 1764VA, LLC
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On May 14, 2025, the Planning Commission voted 11-1 (Commissioner Cortina voted in opposition) to recommend to the Board of Supervisors the following actions:

- Approval of PCA 2014-PR-021, subject to the execution of proffers consistent with those dated April 30, 2025;

- Approval of a modification of subsection 4102.6.C(3)(a) of the Zoning Ordinance to permit the use of the exterior storage units as the outdoor activities associated with the self-storage use;

- Approval of a modification of subsection 4102.6.C(3)(b) of the Zoning Ordinance to permit the existing exterior outdoor storage units to remain as shown on the Finalized Development Plan (FDP);

- Approval of a modification of subsection 4102.6.C(3)(c) of the Zoning Ordinance to permit the exterior storage units' bay doors to be visible from outside of the storage structure;

- Approval of a modification of subsection 5108.5.B (1) (a) of the Zoning Ordinance of the transitional screening requirements along the western boundary of the subject property favor of that shown on the FDP; and

- Approval of a modification of subsection 5108.5.C(2)(a) of the Zoning Ordinance of the barrier requirement along the western boundary on the subject property in favor of that shown on the FDP.

In a related action, the Planning Commission voted 11-1 (Commissioner Cortina voted in opposition) to approve FDP 2014-PR-021-03.

ATTACHED DOCUMENTS:
Proffers dated April 30, 2025

CD

PROFFERS

1764VA, LLC

PCA-2014-PR-021

April 30, 2025

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and subsection 8100.2.D of the Zoning Ordinance of Fairfax County 1978, as amended and effective as of May 10, 2023 (hereinafter referred to as the "Zoning Ordinance"), 1764VA, LLC, for and on behalf of itself and its successors and/or assigns (hereinafter referred to as the "Applicant") hereby proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map reference 29-4 ((6)) 97E (the "Application Property") will be in accordance with the following conditions if, and only if, this partial Proffer Condition Amendment ("PCA") application PCA-2014-PR-021 is approved by the Fairfax County Board of Supervisors (the "Board"). If accepted, these proffers will amend and supplement the proffers affecting the Application Property, including those approved by the Board on July 12, 2016 with RZ 2014-PR-021 (the "Previous Proffers"). All of the Previous Proffers remain in full force and effect on the Application Property except as amended herein.

4. Existing and Interim Development.

B. Any use permitted in the PTC District, exclusive of residential and hotel uses, may also be permitted as a use in the existing buildings subject to the Use Limitations in Section 4102 of the Zoning Ordinance, as may be modified or waived.

(i) The Application Property will be developed in substantial conformance with the Final Development Plan and Proffered Condition Amendment entitled "Old Meadow Lane Self-Storage" prepared by Urban, Ltd. and dated November 18, 2024, as revised through April 28, 2025 (the "Development Plan"). The existing self-storage facility and any permitted accessory uses may remain as an interim condition until such time as the Application Property is redeveloped in accordance with the Previous Proffers and development conditions adopted by the Board on July 12, 2016 with the approval of RZ/CDP 2014-PR-021. In the interim condition, the Applicant may secure site plans, building permits, and/or Non-Residential Use Permits ("Non-RUPs") for the uses shown on the Development Plan without the need for a PCA, CDPA, or FDPA.

(ii) To support the interim self-storage use, the Applicant is permitted to erect and maintain exterior storage units, not to exceed a total of 3,100 square feet of gross floor area, as shown on the Development Plan.

(iii) To properly screen the exterior storage units, the Applicant will maintain an existing 8-foot tall chain link fence with privacy slats along a portion of the

eastern property line. At such time when the property to the east redevelops in accordance with RZ/CDP 2014-PR-021, the Applicant will replace the existing privacy fence with a new 7-foot tall board-on-board as depicted on the Development Plan. The Applicant will also erect a future 7-foot tall board-on-board fence as depicted on the Development Plan should the existing mechanical buildings located on the northern portion of the Application Property be removed before redevelopment of Building E as shown on RZ/CDP 2014-PR-021.

(iv) The Applicant will not permit incidental parking or storage of commercial vehicles, including commercial trucks, trailers, or moving vans, except for purposes of loading and unloading and as may be permitted by these proffers or the Previous Proffers.

(v) The Applicant will plant a minimum of 20 shrubs along the western property line in the area identified on the Development Plan for proposed transitional screening yard plantings. The Applicant will also plant a minimum of 70 shrubs along the Old Meadow Lane frontage in the areas identified on the Development Plan. The plantings in these areas will be non-invasive and native to the extent feasible, and the specific species will be determined at time of site plan in coordination with the Forest Conservation Branch ("FCON").

(vi) The Applicant will reserve an area for a public trail easement along the Application Property's frontage that abuts Interstate 495 as shown on the Development Plan. The public trail is part of a contemplated trail connection from the athletic field located to the south to the development located to the north on Tax Map reference 29-4 ((6)) 100A.

At such time when Fairfax County acquires the required easements to complete the public trail connection along Interstate 495 and when such trail connection is fully funded and designed, the Applicant will grant a public trail easement on the Application Property in the reservation area shown on the Development Plan. The trail will be constructed by others.

The Applicant's obligations under this proffer are null and void if the location of the public trail connection is relocated.

(vii) The Applicant will install bicycle parking on the Application Property in accordance with the requirements for a self-storage use in the Tysons Urban Center of Section 6102 of the Zoning Ordinance. The final location of the bicycle parking will be determined at time of site plan in coordination with the Fairfax County Department of Transportation ("FCDOT").

[SIGNATURES BEGIN ON NEXT PAGE]