Posted: 4/3/24
Revised: 5/16/25

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 15, 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

Hunter Mill District:

Nomination Number	Nomination Name	Staff	PC Action
CPN-2025-III-HM-005	**Alexander Bell Drive** Residential use up to 20 dwelling units per acre, or 1.5 FAR, consisting of townhouses and stacked townhouses. 1851 Alexander Bell Drive, Reston, VA 20191 Tax Map #: 027-1 ((01)) 0011 and 12 Download Nomination Packet Here	David Stinson, DPD, PD	**ADD**
CPN-2025-III-HM-013	**1841 Explorer Street** Proposed increase the residential intensity on the subject parcel from 125 residential units to 350 residential units. 1841 Explorer Street, Reston, VA 20190 Tax Map #: 17-1 ((17)) 3 Download Nomination Packet Here	David Stinson, DPD, PD	**ADD TIER 3**
CPN-2025-III-HM-015	**11600 American Dream Way** Proposed adding an option for residential use consisting of townhomes and/or stacked townhomes. 11600 American Dream Way, Reston, VA 20190 Tax Map #: 17-4 ((40)) C Download Nomination Packet Here	David Stinson, DPD, PD	**ADD**

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CPN-2025-III-HM-021	**Hunter Mill Road** Proposed residential use at a maximum density of 1.5 dwelling units per acre (du/ac) on an approximately 67-acre site located at Hunter Mill and Sunset Hills Roads. Tax Map #: 18-3 ((03)) 0002A, 18-4 ((01)) 0022,18-4 ((08)) 0001A, 18-4 ((08)) 0002, 18-3 ((02)) 0004, 18-3 ((01)) 0004, 18-4((01)) 0026B1, 18- 4 ((08)) 0003, 18-3 ((03)) 0003A, 18-3 ((01)) 0005, 18-3 ((02)) 0002A, 18-3 ((02)) 0006, 18-3((02)) 0001, 18-3 ((02)) 0004A Download Nomination Packet Here	David Stinson, DPD, PD	**DO NOT ADD**
CPN-2025-III-HM-028	**Reston National Golf Course** Proposed option for residential use on 86 acres of the subject property, while the remaining 80 acres is proposed for publicly accessible recreational and open space. 11875 Sunrise Valley Drive, Reston VA 20191 Tax Map #: 17-4 ((11)) 4A, 26-2 ((5)) 4, and 26-2 ((2)) 8 Download Nomination Packet Here	David Stinson, DPD, PD	**DO NOT ADD**
CPN-2025-III-HM-033	**10690 Parkridge Boulevard** To add an option to the subject parcel for residential use. 10690 Parkridge Boulevard, Reston, VA 20191 Tax Map #: 27-1 ((01)) 0013, 27-1 ((01)) 0010E, and 18-3 ((01)) 0007D Download Nomination Packet Here	David Stinson, DPD, PD	**ADD**
CPN-2025-III-HM-038	**10800 Parkridge Boulevard** Proposed the addition of an option for residential use, consisting of townhomes and/or stacked townhomes. 10800 Parkridge Boulevard, Reston, VA 20191 Tax Map #: 27-1 ((1)) 1 B Download Nomination Packet Here	David Stinson, DPD, PD	**ADD**

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CPN-2025-III-HM-042	**Wiehle TOD North District** Proposed mix of residential (50%) and non-residential (50%) uses up to 2.5 - 5.0 floor area ratio (FAR). 1820 Reston Row Plaza, Reston, VA 20190 Tax Map #: 17-4 ((1)) 17E, 17-4 ((13)) 1, 2, 2A; 17-4 ((18)) 1A, 1B; 17-4 ((20)) 1, 2, 3, 4, 5, 6, 7, 8; 17-4 ((24)) 3, 4A; 17-4 ((41)) A Download Nomination Packet Here	David Stinson, DPD, PD	**ADD TIER 1**
CPN-2025-III-HM-043	**10701 Parkridge Boulevard** Proposed residential use to the subject parcel, consisting of multi-family residential units and/or townhouses, up to a maximum of 1.35 FAR. 10701 Parkridge Boulevard, Reston, VA 20191 Tax Map #: 27-1 ((1)) 10D Download Nomination Packet Here	David Stinson, DPD, PD	**ADD**
CPN-2025-III-HM-048	**11600 Sunrise Valley Drive** Proposed change the mix of uses to 100% residential. 11600 Sunrise Valley Drive, Reston, VA 20191 Tax Map #: 17-4 ((1)) 10 Download Nomination Packet Here	David Stinson, DPD, PD	**ADD TIER 1**
CPN-2025-III-HM-049	**Colvin Woods** Proposed to add an option to the subject parcel for up to 85 residential units, which may contain townhouses, stacked townhouses, and/or low to mid-rise multifamily residential units. 11023 Becontree Lake Drive, Reston, VA 20190 Tax Map #: 18-1 ((1)) 8A and 9A Download Nomination Packet Here	David Stinson, DPD, PD	**ADD TIER 3**

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Providence District (Tysons & Leesburg Pike):

Nomination Number	Nomination Name	Staff	PC Action
CPN-2025-II-PR-004	**Corporate Ridge** proposed up to 203 residential dwelling units which may contain townhomes or stacked townhomes. This option is contingent upon providing connectivity to nearby amenities and ensuring a quality site design with appropriate transitions to surrounding uses. 2010 Corporate Ridge, McLean, VA 22102 Tax Map #: 39-2 ((1)) 62A and 62B Download Nomination Packet Here	Steve Waller, DPD, PD	**ADD**
CPN-2025-I-PR-014	**Eaves Fairfax Towers** Proposed a Pan Amendment to consider a change that from the adopted recommendation for Residential Uses up to 16-20 dwelling units per acre (du/ac) to Residential Mixed-Use development up to 1.63 FAR (or 58.32 du/ac) on the Subject Property. The nomination proposes the preservation of 415 existing residential units and the addition of up to 576 additional residential units, which would consist of a new 7-story multifamily residential building with 437 units and a combination of approximately 139 new single-family attached and/or stacked townhomes. 2251 Pimmit Drive, Falls Church, VA 22043 Tax Map #: 40-3 ((1)) 4 Download Nomination Packet Here	Steve Waller, DPD, PD	**ADD TIER 3**
CPN-2025-II-PR-025	**7950 Jones Branch Drive** Proposed Plan Amendment to consider a Plan Option for Mixed-Use development up to 2.0 FAR as an alternative to the adopted baseline recommendation for Office uses up to 1.0 FAR. 7950 Jones Branch Drive, McLean, VA 22102 Tax Map #: 29-2 ((15)) C1 Download Nomination Packet Here	Steve Waller, DPD, PD	**ADD**
CPN-2025-II-PR-040	**1410 - 1430 Spring Hill Road** The nomination proposes two new alternative Plan options redevelopment as office mixed-use with a residential component and supporting retail and service	Steve Waller, DPD, PD	**ADD**

	uses, or residential mixed-use redevelopment up to an intensity of 1.5 FAR. The first option would retain one of the existing office buildings and generate up to 600 multifamily residential units, and the second option would replace all three office buildings and create up to 1,000 multifamily units. The nomination states that existing areas of open space that were created with the current office uses will satisfy County requirements for urban park space that supports on-site residents and also meets the standards for public accessibility. 1430 Spring Hill Rd, McLean, VA 22102 Tax Map #: 29-1((1)) 67A, 68 and 69 Download Nomination Packet Here		
CPN-2025-I-PR-046	**Beyer - Gordon Road Triangle** Proposed Plan option for mixed-use redevelopment consisting predominantly of multifamily residential uses with ground floor spaces activated at a minimum intensity of 3.0 FAR. 118 Gordons Road, Falls Church, VA 22046 Tax Map #: 40-3 ((12)) 8A, 8B, 11, and 13; 40- 3 ((1)) 110, 111, 111A, 111B, and 111C Download Nomination Packet Here	Steve Waller, 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.