Posted: 8/29/25
Revised: 10/17/25

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Thursday, October 16, 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 703-324-1290.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
Proposed Zoning Ordinance Amendment Countywide	**Electrical Substations** This proposed amendment will consider establishing permissions and standards for substations Download Staff report here	Carmen Bishop, DPD, ZAD	**D/O to 10/22/25**
Plan Amendment SSPA 2023-III-3FC Springfield	**Fairfax Ridge Road** On April 11, 2023, the Board authorized consideration for residential use up to 1.5 FAR, consisting of two new multifamily buildings containing up to 400 residential units and up to 70 feet in height. The existing office building would be demolished, and the existing parking structure would be retained and utilized for residential parking. Tax Map #: 46-4 ((1)) 15B; 56-2 ((1)) 15C and 15D Download Staff Report Here	Sahar Hamdard, DPD, PD	**REC ADOPTION**
Plan Amendment SSPA 2023-III-2FC Springfield	**Fair Oaks Business Park** On April 11, 2023, the Board of Supervisors authorized consideration for residential mixed-use up to 1.2 FAR in 5-6 story buildings, consisting of 750- 900 residential units and 60k - 120k square feet (sf) of office use, ancillary retail use and potential continuing care or assisted living uses. Specific considerations should include the provision of residential-serving amenities, future connectivity with planned uses in the land unit and in the City of Fairfax and ensuring that adjacent properties fronting Route 50 can develop in line with the adopted plan. 3949 Pender Drive, 11208 and 11204 Waples Mill Road, Fairfax, VA 22030 Tax Map #: 56-2 ((1)) 74B; 57-1 ((1)) 10 and 23 Download Staff Report Here	Sahar Hamdard, DPD, PD	**P/H to 11/12/25**

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ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action

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.

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.