County of Fairfax, Virginia
Planning Commission Meeting
December 3, 2025
Planning Commission Action

FDPA-2012-PR-002 (RZPA-2025- PR-00017) - EPIC PADEL INC.
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On December 3, 2025, the Planning Commission voted 12-0 to approve FDPA-2012-PR-002, subject to the development conditions dated December 1, 2025.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated December 1, 2025

MJ

PROPOSED DEVELOPMENT CONDITIONS

FDPA-2012-PR-002

December 1, 2025

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA-2012-PR-002 located at Tax Map 29-3 ((15)) 12A1 to permit an interim outdoor commercial recreation use, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions will supplement but not supersede the previously approved development conditions and proffered commitments associated with RZ-2012-PR-002.

1. Development of the property must be in substantial conformance with the Final Development Plan Amendment FDPA entitled, “8200 Greensboro Drive,” submitted by Vika Virginia LLC, consisting of 25 sheets, dated May 2, 2025, revised through October 31, 2025.

2. The interim outdoor commercial recreation use for padel ball is limited to a term of 5-years, beginning on the date of site plan approval.

3. The hours of operation of the interim outdoor commercial recreation use are limited to Monday-Friday from 8AM-10PM, and Saturday-Sunday from 7AM-11PM. All activities must cease by the end of operational hours.

4. Accessory uses associated with the outdoor commercial recreation use are required to comply with all local and state requirements including, but not limited to regulations relating to food preparation, sanitation, the Noise Ordinance, and Section 5109 of the Zoning Ordinance on outdoor lighting, and life safety. Prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the accessory uses, all accessory uses must comply with the inspection requirements of the Fire Marshal, the Health Department, and any other local or state agencies as appropriate.

5. The maximum occupancy of the outdoor commercial recreation use is limited to 50 people at any one time, including events and tournaments.

6. If a canopy structure is installed, the Applicant must obtain all required building permits and conform to all applicable standards including those listed in Section 5109 of the Zoning Ordinance.

7. The use of any loudspeakers must conform to the Fairfax County Noise Ordinance.

8. If a sports illumination plan is required, the Applicant must submit a sports illumination plan at the time of site plan submission in accordance with subsection 5109.4.B. in the Zoning Ordinance. Any proposed lighting must not have an adverse impact on Greensboro Drive.

9. If Results Road is planned to be or constructed during the time of the interim outdoor commercial recreation use, the Applicant will coordinate with the property owner on any structures associated with the padel ball courts that need to be relocated or removed for the construction of Results Road without the need for an amendment to the FDPA in consultation with the Zoning Administrator.

10. At the time of site plan, the Applicant must provide a minimum of 50 parking spaces, as shown on Sheet C-01 of the FDPA, for use by the padel ball court users. Parking for the padel ball court use is prohibited on Greensboro Drive.

11. As shown on Sheet C-01 of the FDPA, the Applicant must provide a minimum of 4 bicycle parking spaces in coordination with FCDOT and prior to the issuance of the Non-RUP for the interim outdoor commercial recreation use. The final location of the bicycle parking spaces will be determined at the time of site plan, subject to review and approval by the Fairfax County Department of Transportation (FCDOT).

12. Tree Preservation Measures. Tree preservation measures must be clearly identified, labeled, and detailed on both the Erosion and Sediment Control Plan sheets and the Tree Preservation Plan. These measures must include, but are not limited to, root pruning, crown pruning, mulching, and watering. The plan must provide specifications on how each preservation measure will be implemented. All tree preservation activities must be completed during Phase 1 of the Erosion and Sediment Control Plan implementation under the supervision of the Project Arborist.

13. Project Arborist/Pre-Construction Meeting. Prior to the pre-construction meeting, the Applicant must mark the approved limits of clearing and grading with a continuous line of flagging. The Applicant must also retain an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting. During the meeting, the

Project Arborist and Forest Conservation will review the clearing and grading limits to identify possible adjustments that could enhance tree preservation and improve the survivability of trees at the boundary. The Project Arborist must document any adjustments, and tree protection fencing must be installed under their supervision in accordance with these modifications.

14. Demolition. The demolition of all existing structures and site features within or adjacent to tree preservation areas must be carried out in the least disruptive manner possible, as reviewed and approved by Forest Conservation. All tree protection fencing must be installed and verified by a County representative before demolition activities begin.

15. Landscape Planting Pre-installation Meeting. Before installing any plants required by the approved Landscape Plan, the contractor or developer will coordinate an on-site pre-installation meeting with the landscape contractor, Forest Conservation, and SDID Site Inspections. Any proposed changes to planting locations, tree or shrub sizes, or species substitutions from the approved plan must be reviewed and approved by Forest Conservation before planting. Installing unapproved plants may require a landscape plan revision or the removal and replacement of non-compliant trees or shrubs before bond release.

16. Soil Remediation. Planting areas containing construction debris, rubble, compacted soil, or other unsuitable conditions for the establishment and long-term survival of landscape plants will undergo remedial action. These actions will restore the soil to meet the requirements of trees, shrubs, and groundcovers specified in the landscape planting plan. The Applicant will provide notes and details on the site/subdivision plan outlining the soil restoration process for review and approval by Forest Conservation.

17. Building Design. Modern style architecture will be used for the proposed structures, similar or equal to the architecture shown on Sheet A-003, and A-004 of the FDPA.

18. Coordinated Color Palette. A coordinated color palette will be used for all structures and furnishings to achieve a cohesive visual identity throughout the development.

19. Additional Landscape. To provide seasonal interest, planters will be located in areas of unused parking spaces as shown in Sheet L-100 of the FDPA.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission. This approval, contingent on the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards.