County of Fairfax, Virginia
Planning Commission Meeting
June 3, 2026
Planning Commission Action

FDPA-2003-HM-046-003- AND PCA-2003-HM-046-05 (RZPA-2025-HM-00098)–
WOODLAND PARK CROSSING RETAIL, LLC
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On June 3, 2026, the Planning Commission voted 10-0 (Commissioners Bennett and Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of PCA-2003-HM-046-05, subject to the execution of proffers consistent with those dated May 13, 2026.

In a related action, the Planning Commission voted 10-0 (Commissioners Bennett and Thomas were absent from the meeting) to approve FDPA-2003-HM-046-003.

ATTACHED DOCUMENTS:
Proffers dated May 13, 2026

MJ

DRAFT PROFFERS

WOODLAND PARK CROSSING RETAIL, LLC

PCA 2003-HM-046-05

May 13, 2026

Pursuant to § 15.2-2303(A) of the Code of Virginia, 1950, as amended, Woodland Park Crossing Retail, LLC (the "Applicant"), for the owners, itself, its successors, and assigns, for property identified as Tax Map #16-4 ((23)) C and identified as "Land Unit C" in the Declaration of Condominium for Woodland Park Crossing Land Condominium recorded in the Land Records of Fairfax County in Deed Book 17959 at Page 1279 (the "PCA Property"), hereby reaffirms the existing proffers encumbering the PCA Property accepted by the Fairfax County Board of Supervisors in conjunction with the approval of RZ 2003-HM-046, PCA 2003-HM-046, and PCA 2003-HM-046-02 (the "Existing Proffers"), except as expressly modified below.

Any such modifications pertain only to the PCA Property and will modify the Existing Proffers only with respect to the PCA Property. In the event this Application is denied by the Board, the proffered conditions below will be null and void and all Existing Proffers will remain in full force and effect.

1. **Proffer 1 (Development Plan) is amended as to the PCA Property as follows:**

   Development Plan. Development of the PCA Property must be in substantial conformance with the Conceptual Development Plan/Final Development Plan prepared by William H. Gordon Associates, Inc., dated January 23, 2004, as revised through August 23, 2004 (the "2006 CDP/FDP"), and as amended by the Final Development Plan Amendment prepared by Gordon US, LLC, dated May 13, 2026 (the "2026 FDPA"). The 2026 FDPA carries forward 143,000 gross square feet of building area on the PCA Property. The balance of the 1,773,621 gross square feet of building area remains unchanged for the 2006 CDP/FDP area. The following principal and secondary uses may be permitted within the buildings on the PCA Property:

   a. Accessory uses and accessory service uses.
   b. Business service and supply service establishments.
   c. Eating establishments.
   d. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training.
   e. Fast food restaurants, only if located in line with other principal or secondary uses and not to include a drive-through.
   f. Financial institutions, including a drive-thru bank for Building 8 only.
   g. Health clubs.
   h. Institutional uses.
   i. Medical offices.
   j. Personal service establishments.

k. Offices.
l. Private clubs and public benefit associations.
m. Public uses.
n. Quick service food stores.
o. Repair service establishments.
p. Retail sales establishments.
q. Bank teller machines.
r. Child care centers and nursery schools.
s. Dwelling units.
t. Affordable dwelling units.
u. Hotels.
v. Private schools of general education.
w. Private schools of special education.
x. Colleges and Universities.
y. Exposition halls and facilities to house cultural or civic events.
z. Veterinary hospitals.
aa. Pet grooming establishments.
bb. Restaurant, carryout.
cc. Commercial recreation, indoor, excluding shooting and archery ranges.
dd. Craft beverage production establishments.

Additional principal and secondary uses not listed above may be permitted with the approval of a Final Development Plan Amendment ("FDPA") application or Special Exception ("SE") application if in substantial conformance with the 2006 CDP/FDP, 2026 FDPA, and proffers. A Proffered Condition Amendment ("PCA") application may not be required so long as the layout is in substantial conformance with the 2006 CDP/FDP and 2026 FDPA. The gross floor area of secondary uses, other than dwelling units and affordable dwelling units, is limited to 75 percent of the principal uses in the development.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

APPLICANT/TITLE OWNER
OF TAX MAP 16-4 ((23)) C

WOODLAND PARK CROSSING RETAIL, LLC

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By: Michael B. Majestic
Its: President

[SIGNATURES END]