County of Fairfax, Virginia
Planning Commission Meeting
September 30, 2026
Planning Commission Action

FDP-2025-PR-00001 (RZPA-2026-PR-00025) – PM HOMES ASSOCIATES LLC
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 30, 2026, the Planning Commission voted 12-0 to approve FDP-2025-PR-00001, subject to the development conditions dated September 16, 2026, as contained in Appendix 2 of the Staff Report.

ATTACHED DOCUMENTS:
Development Conditions dated September 16, 2026

CD

# PROPOSED DEVELOPMENT CONDITIONS

## FDP-2025-PR-00001

## September 16, 2026

If it is the intent of the Planning Commission to approve FDP-2025-PR-00001 to allow the development of up to 156 residential dwelling units located at Tax Map(s) 49-1 ((19)) C, 1, 2, and 3 (pt.), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property will be in substantial conformance with the Final Development Plan (FDP) entitled “Prosperity Business Center Phase 1” consisting of 72 sheets dated February 13, 2026, as revised through September 4, 2026, and these conditions.

2. In order to preserve the greatest number of trees along Prosperity Avenue, in conformance with the Conceptual Tree Preservation Plan shown on Sheets C-07, C-07A, C-07B and C-07C of the FDP, the following methods, among others, must be used:

    a) Six foot chain link tree protection fence;
    b) Root pruning;
    c) Tree preservation area signage;
    d) Root aeration matting;
    e) Canopy pruning; and
    f) Hand removal of trees in proximity to trees to be preserved.

3. Each London Plane street tree located along Prosperity Avenue for which removal is required, as determined in coordination with Fairfax County Forest Conservation (FCON) and Department of Public Works and Environmental Services (DPWES), must be replaced with one three inch (3”) caliper replacement tree in the same location as the existing, removed tree. Replacement trees must be fast-growing, native alternatives suitable for an urban streetscape. Replacement tree species selection must be determined in coordination with FCON.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, will not relieve the applicants from compliance with the provisions of any applicable ordinances, regulations or adopted standards.