

## **Planning & Zoning**

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**Meets last Tuesday of every month at the McLean Community Center**

This report covers the activities of the Planning & Zoning (P&Z) Committee between January 9, 2009 and April 10, 2009. The P&Z Committee meets every month on the last Tuesday of the month at 7:30 PM at the McLean Community Center. During the period, the Committee heard a number of presentations from applicants for Special Exceptions and 2232 Reviews, as well as discussions on other subjects of interest to Committee Members. The following is a summary of the Committee's activities.

### **UDATES ON PREVIOUSLY REPORTED CASES**

**Vinson Hall APR Nomination 08-II-1M:** The Vinson Hall Retirement Community (VHRC) is located at the corner of Kirby Road and Old Dominion Drive adjacent to Franklin Park and the Chesterbrook Shopping Center. It currently has 169 independent living units, 21 assisted living units and 49 nursing beds. In 2008, VHRC submitted an APR nomination to amend the Comprehensive Plan to allow 350 independent living units and an FAR of 0.25 for the assisted living component. In January 2009, VHRC withdrew its APR nomination and will instead pursue a Special Exception amendment that will permit the facility to expand the number of units to a level previously approved under its existing SE permit. The timing and the specifics of its SEA are not yet known. The resolution may be read at <http://www.mcleancitizens.org/mca/pz.asp>.

**McLean Professional Park APR 08-II-2M:** McLean Professional Park (MPP), located at 1477 Chain Bridge Road across from the McLean Racket and Health Club, is a townhouse office park zoned C-2 Limit Commercial. The property lies within Subarea 2 of the McLean Community Business Center (CBC). Retail is not permitted in the C-2 district and the Comprehensive Plan specifically recommends against adding retail in Subarea 2. The property owner submitted an APR nomination to allow a retail use. The nomination was reviewed by the Dranesville APR Task Force at a hearing on January 21, 2009 and McLean Citizens Association, McLean Planning Commission, McLean Revitalization Corporation, Bryn Mawr HOA and other residents testified in opposition. The Task Force voted unanimously to oppose it and the property owner subsequently withdrew the nomination. The resolution may be read at: <http://www.mcleancitizens.org/mca/pz.asp>.

### **APPLICATIONS BEFORE THE FAIRFAX COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS**

**T-Mobile at Wesley Methodist:** T-Mobile submitted a 2232 Review application for the installation of a wireless antenna at Wesley Methodist Church at 6817 Dean Drive, one block west of Westmoreland Street. The antenna would be concealed inside the church's steeple. To accommodate the antenna, the existing 39-foot steeple would be replaced with a similarly shaped steeple of 51 feet. With the antenna concealed in this manner, the installation is in substantial compliance with the Comprehensive Plan and, accordingly, the 2232 application was designated a 'feature shown'. The MCA voted in favor of the application and the resolution may be viewed at <http://www.mcleancitizens.org/mca/pz.asp>.

**Mini-Warehousing Zoning Ordinance Amendment (ZOA):** This ZOA proposes to allow a mini-warehousing use in a Planned Development Commercial (PDC) zoning district. Mini-warehousing is a type of personal storage, also known as self-storage, however this particular use requires all storage bins to be located inside a multi-story building that has the outward appearance of an office building. The individual storage bins must not be visible through the windows and the area where loading and off-loading occurs well screened from the neighboring properties. This ZOA was introduced because in 2004 the McLean CBC Comprehensive Plan recommended a mini-warehousing on Beverly Road adjacent to the Madison Building, however the Fairfax County Zoning Ordinance did not permit such a use. By amending the Ordinance, this proposed mini-warehouse can be developed.

A mini-warehouse use is less intense than either an office or residential use as it generates far fewer vehicle trips. Given this use will be in the PDC district, in our case downtown McLean, the ZOA sets use limitations to mitigate impacts on surrounding properties and the Board of Supervisors may further establish use limitations as desired. The MCA Board approved a resolution on March 4, 2004 in support of the ZOA <http://www.mcleancitizens.org/mca/pz.asp> .

**McLean Professional Park:** McLean Professional Park on Chain Bridge Road in McLean CBC has filed a Proffered Condition Amendment (PCA) to amend proffers approved in 1975. In 2008, the property owner had removed the brick wall along the frontage of Chain Bridge Road in violation of its proffered conditions. The PCA proposes new proffers which include in part, removing the requirement for the wall, relocating the entrance, landscaping along the front of the property and a 6-foot sidewalk. MCA felt the removal of the wall was a flagrant zoning violation. Moreover, the existing proffers specifically state the owner shall not seek a PCA to remove the requirement for a wall. The Fairfax County Master Trail Plan shows a 5-foot on-road bike lane along the front of MPP and it was further noted that this dedication was not included in the PCA. MCA voted to oppose the PCA unless the applicant agrees, in part, to: 1) construct a streetscape in accordance with the McLean CBC Open Space Design Standards, 2) dedicate land for the on-road bike lane and, 3) grant an easement for the undergrounding of utilities. The resolution may be read at <http://www.mcleancitizens.org/mca/pz.asp> .

**Mark and Lyn McFadden SE:** The McFaddens own a single family dwelling at 1470 Ingleside Avenue adjacent to Giant and the McLean Racket and Health Club. The house was built in 1947 and is approximately 1,000 square feet. The owners seek a special exception (SE) permit to use the house as a real estate office. The SE development conditions would limit the hours of operation to 10AM to 6PM daily, Monday through Friday, and 11AM to 3PM on weekends. The number of employees on-site would be limited to 3 and the number of parked cars limited to 3. All parking would be restricted to the driveway. The SE permit would expire after 5 years and require any extension to be approved by the Board of Supervisors. The McLean CBC Comprehensive Plan plans this area for medium density townhouses. Given the age and size of the house, MCA felt this would be the best use of this property until redevelopment occurs. The abutting West McLean community also expressed support for the application. The MCA Board approved a resolution on April 1, 2009 in favor of the SE permit. <http://www.mcleancitizens.org/mca/pz.asp>

**West Falls Church Metro Service and Inspection Yard SEA:** The West Falls Church Service and Inspection Yard is a 39-acre property adjacent to the West Falls Church Metro station. The entrance to the facility is at 7305 M Idylwood Road. This facility has been operating in support of the Orange line under a special exception approved in 1985. This special exception

amendment (SEA) seeks approval to expand the facilities to support the Silver line extension to Dulles Airport and Loudoun County.

A 23,000 square foot shop annex would be built along with 5 additional segments of track to store up to 40 Metrorail cars for use on the Silver line. A new traction power station would also be built to power the extra lengths of track. The yard would connect to the Silver line via a tunnel under the eastbound lanes of the Dulles Airport Road Extension to a portal in the median. Lastly, a stormwater management facility would be constructed inside a Pimmit Run RPA to buffer the extra runoff from the new construction.

Noise has long been an issue at this site with the Lemon Road Civic Association. The yard employs a loop track with a tight radius turn that generates substantial high-frequency noise referred to as 'wheel-squeal'. The applicant proposes to build a sound cover box over this section of track to attenuate the wheel-squeal noise, however the sound box is not yet designed and construction materials have not been selected. MCA is troubled by the lack of information on this sound box given its planned function of eliminating very objectionable environmental noise and the fact it was first proposed five years ago in Metro's Environmental Impact Statement. Accordingly, MCA voted in opposition to the expansion of the West Falls Church Service and Inspection Yard unless the application agrees to meet a noise standard of 70 dBA maximum noise for single noise events and a 55 dBA day-night noise average. MCA is further asking the applicant to submit the design of the sound box, and its noise attenuation performance criteria, to the Planning Commission for review. MCA views the design of the sound box as critical to ensuring this chronic noise problem gets effectively and finally resolved. The MCA Board approved a resolution on April 1, 2009 opposing the SEA unless the noise problem is addressed and at least 30% tree cover is provided. <http://www.mcleancitizens.org/mca/pz.asp>

## **OTHER PRESENTATIONS**

**Presentation on Wireless Technology:** Attorney Frank Stearns arranged a talk by Verizon RF Engineer Matt Shannon on current and future wireless technology. The discussion ranged widely from the different wireless technology and frequency bands to the spacing and positioning of antenna panels. Matt also covered the range of voice and data product offerings and the wireless devices in use today use that utilize the wireless bandwidth. New wireless technology will soon be rolling out to the field that will increase the speed of data communications by a factor of 10-30 over current speeds. This overview of wireless technology better informs the committee when evaluating wireless antenna applications. The P&Z committee thanks Frank Stearns and Matt Shannon for sharing their expertise and time.

**Montessori School in Great Falls:** A Montessori School is proposed at 9023 Old Dominion Drive, a use that would require a special exception permit. The 5.22-acre property, formerly a nursery, is approximately 1000 feet south of the intersection of Old Dominion Drive and Georgetown Pike. Please note that this property is on the west side of Old Dominion Drive and therefore lies in the Great Falls Planning Area, not the McLean Planning Area. The committee was shown a conceptual drawing depicting a series of 1-story, cottage-like buildings which would serve as classrooms with a high percentage of open space on the site. The proposed enrollment is 200 students from toddlers to grade six. Planning is still in the early stages and the applicant will be returning to update the committee as the planning progresses.