



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 26, 2019

REVISED:

Additional legal language
added to Tax Map description

Elizabeth D. Baker
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Blvd., Suite 1300
Arlington, VA 22201

RE: Rezoning Application RZ 2018-HM-002

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 25, 2019, granting Rezoning Application RZ 2018-HM-002 in the name of Reston Crossing, L.P. The Board's action rezones certain property in the Hunter Mill District from the I-4 District to the PDC District to permit mixed-use development with an overall Floor Area Ratio (FAR) of 3.31 and approval of the conceptual development plan, located on the S. side of the Dulles Airport Access and Toll Road, W. side of Reston Parkway, N. of Sunrise Valley Drive, on approximately 14.07 acres of land, Tax Map 17-3 ((8)) A and 2A (pt.) and Edmund Halley Drive public right-of-way to be vacated and/or abandoned (Approval of this application may enable the vacation and/or abandonment of portions of the public right-of-way for Edmund Halley Drive to proceed under Section 15.2-2272 (2) of the Code of Virginia), subject to the proffers dated May 23, 2019.

Please note that on May 22, 2019, the Planning Commission approved Final Development Plan FDP 2018-HM-002, subject to the Development Conditions dated May 8, 2019.

The Board also:

- Modified Pars. 1A and 1B of Sect. 2-414 of the Zoning Ordinance for the 200-foot and 75-foot minimum distances to the Dulles International Airport Access Highway and Dulles Toll Road right-of-way to permit residential and commercial buildings to 70 and 54 feet, respectively;
- Modified Sect. 2-505 of the Zoning Ordinance for the sight distance requirements on a corner lot to that shown on the CDP/FDP;
- Waived Par. 2 of Sect. 2-506 of the Zoning Ordinance to permit a parapet wall, cornice, or similar projection to exceed three feet in height and to extend more than three feet above the roof level of any building;

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- Waived Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area devoted to dwellings to exceed 50 percent of the gross floor area of all principal uses in the development;
- Modified Par. 3 of Sect. 10-104 of the Zoning Ordinance to permit a fence or wall to exceed the height limitation in the front, side, and rear yards to that shown on the CDP/FDP;
- Modified Sect. 11-203 of the Zoning Ordinance for a reduction in the number of required loading spaces to that shown on the CDP/FDP;
- Waived Sect. 13-202 of the Zoning Ordinance for the interior parking lot landscaping for structured parking decks and private streets to that shown on the CDP/FDP;
- Modified Par. 2A of Sect. 13-203 of the Zoning Ordinance to provide a minimum of a six-foot wide variable landscape strip in lieu of the required 10-foot wide landscaping strip located between a parking lot and property line; and
- Modified Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the CDP/FDP.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Supervisor Catherine M. Hudgins, Hunter Mill District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning
Mavis Stanfield, Deputy Zoning Administrator, Department of Planning and Zoning
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division
Andrea Dorlester, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on June 25, 2019 the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2018-HM-002

WHEREAS, Reston Crossing, L.P. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 District to the PDC District

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PDC District and said property is subject to the use regulations of said PDC District and further restricted by the conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 25th day of June 2019.



Catherine A. Chianese
Clerk to the Board of Supervisors