

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: June 22, 1994

TO: Michelle Brickner, Chief
Site Review, DEM

FROM: *Barbara A. Byron*
Barbara A. Byron, Director
Zoning Evaluation Division, OCP

SUBJECT: Fountain Drive, Reston Town Center

FILE NO: CC:3/97

REFERENCE: CP 86-C-121-2, "The Spectrum Conceptual Plan"

This memo is in response to your inquiry as to whether the preliminary site plan for Fountain Drive, Reston Town Center, can be approved by DEM prior to the Planning Commission approval of a "Conceptual Plan". By way of background, on March 9, 1987, the Board approved four (4) concurrent rezonings (RZ 85-C-088, RZ 86-C-119, RZ 86-C-121 and RZ 86-C-118) and Development Plans (DPs), on a total of 343 acres of land that collectively comprise and are known as the "Reston Town Center Rezonings". The applicant proffered that "Conceptual Plans" would be prepared for properties that were the subject of these rezonings, prior to the submission of preliminary site plans to DEM. On April 2, 1992, the Planning Commission approved a 3-part "Master Conceptual Plan" that pertained to all of the properties rezoned as the Reston Town Center. The Master Conceptual Plan was a compilation of the approved DPs, with a number of new roadways (for example Explorer Street and Fountain Drive) shown. The "Circulation" element of this 3-part plan, a copy of which is attached, shows Fountain Drive as a public street connecting New Dominion Parkway and Baron Cameron Avenue, paralleling Reston Parkway. The Planning Commission in its approval of the 3-part Master Conceptual Plan stated that the Plan, among other items, established the street system for the Town Center. Therefore, it is my determination that approval of a "Conceptual Plan" is not required prior to the approval, by DEM, of roadways that are shown on the Master Conceptual Plan.

cc: Files: RZ 85-C-088, RZ 86-C-121, CP 86-C-121-2, RZ 86-C-119
& RZ 89-C-025