



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509

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## V I R G I N I A

March 29, 2004

Joshua Knott, Project Coordinator  
CEI Engineering Associates, Inc.  
3317 SW "T" Street  
P.O. Box 1408  
Bentonville, AR, 72712-1408

Re: Interpretation for RZ 86-C-021 and CP 86-C-121-4, Reston Target, Tax Map 17-3 ((1)) 33,  
33A: Target expansion

Dear Mr. Knott:

This is in response to your letter of March 4, 2004, requesting an interpretation of the proffers and development plan accepted by the Board of Supervisors in conjunction with the approval of RZ 86-C-021 and the conceptual plan approved by the Planning Commission. This determination is based on the attached Conceptual Site Plan submitted with your letter, entitled Reston Greatland-Target Store #T-1088, prepared by CEI Engineering Associates, Inc., and dated March 4, 2004. Copies of your letter and the plan are attached.

As I understand it, the question is whether the addition of 11,966 square feet to the existing Target store is in substantial conformance with CP 86-C-121-4. According to your letter the proposed addition would extend 32 feet from the northern side of the building, adjacent to Sunset Hills Road. This area is currently developed with parking spaces. The tabulations on this sheet show that a total of 135,961 square feet of building area would exist following the proposed expansion. The tabulations also show that the parking requirement for a 135,961 square foot building is 543 spaces and 523 spaces would be provided.

According to the approved conceptual plan, the maximum square footage for the Target Store is 135,000 square feet, which your proposal exceeds. The plan notes also state that parking will be provided in accordance with the requirements for a shopping center developed with 100,000 to 400,000 square feet, which is 4 spaces per each 1,000 square feet of gross floor area. Your proposal does not meet that standard.

The development plan approved with RZ 86-C-121 permits a maximum of 725,000 square feet of gross floor area in Part 8, which includes the Target Store, which could permit the addition of gross floor area to Target, subject to approval of an amendment to the conceptual plan. However,

the development plan specifies that parking in Part 8 will be provided in accordance with the Fairfax County Zoning Ordinance, unless a parking reduction is approved by the Board of Supervisors. Therefore, the parking issue would need to be addressed in order for you to proceed with the proposed addition.

It is my determination that the proposed addition to the Target store is not in substantial conformance with CP 86-C-121-4. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation or the requirement for a conceptual plan amendment, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division

BAB/MAG/O:\mgodfr\RestonTargetinterp.doc

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District  
Frank de la FE, Planning Commissioner, Hunter Mill District  
Daryl Varney, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Michelle Brickner, Director, Office of Site Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
File: CP 86-C-121-4, PI 0403 024, Imaging, Reading File



CEI Engineering Associates, Inc.

Corporate Office: 3317 SW "I" Street • P.O. Box 1408 • Bentonville, AR 72712-1408 • (479) 273-9472 • (479) 273-0844  
March 4, 2004

Barbara Byron  
Zoning Evaluation Division  
County of Fairfax Department of Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

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703-324-1290 / Via FedEx Standard Overnight Delivery

**RE: Reston Target Store T-1088 (County #9153-SP-01-2)  
12197 Sunset Hills Road  
Reston, Virginia  
CEI Project #19071.0**

Ms. Byron:

We are enclosing two (2) full size conceptual site plans for your review and interpretation.

The conceptual site plans show an approximate expansion of 11,966 SF (32' expansion) to the existing above referenced Target Store. The expansion will require the readjustment of the existing parking on the north side of the building to 60-degree parking. Additional proposed changes include sidewalk landscaping, new spherical bollards, and a rolled curb.

Your review and comments to this project are very much appreciated. Please provide direction as to what type of review and approval will be required in addition to what zoning requirements will be imposed. If you have any questions, or need additional information, please do not hesitate to call me.

Thank you for your help.

Respectfully submitted,

Joshua Knott  
Project Coordinator

KKY:jk  
Enclosures: As stated above

RECEIVED  
Department of Planning & Zoning  
MAR 05 2004  
Zoning Evaluation Division