



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division

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

(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

June 17, 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 May 24, 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, pursuant to CP 86-C-121-4. This interpretation request is a revised proposal from that submitted by you on March 4, 2004, which could not be supported because the proposed addition to the Target store exceeded the maximum square footage shown on the approved conceptual plan and the proposed parking did not meet Ordinance requirements. This determination is now based on the attached plan submitted with your letter, entitled "Reston Greatland-Target Store #T-1088", prepared by CEI Engineering Associates, Inc., and dated May 20, 2004, and a Schematic Design Package, prepared by RSP Architects, and dated March 23, 2004. Copies of your letter and the plans are attached.

Your question, as I understand it, is whether the revised proposal described in your May 24, 2004, letter is in substantial conformance with the proffers, development plan, and the concept plan, CP 86-C-121-4. According to your letter, the proposed addition of 11,005 square feet would result in a total of 135,000 square feet of gross floor area, which is within the maximum permitted square footage of 135,000 square feet permitted for Target on the approved Conceptual Plan. The proposed addition would extend 32 feet from the northern side of the building which will eliminate approximately 37 parking spaces but, according to your submitted plan, parking will be provided at a ratio of 4.01 spaces per 1,000 square feet of gross square feet, which meets the Ordinance requirement and conforms with Note 6 of the approved Conceptual Plan. In addition to eliminating one row of parking, which was located adjacent to the northern edge of the building, the row of parking spaces which is located adjacent to Sunset Hills Road has been re-designed as 60° angle spaces and the curb located in the northwest corner of the parking lot has been straightened to accommodate the revised design. According to your letter and plan, the 60° angle parking spaces are 17.5 feet in length, instead of 20 feet, because you believe that a 2.5 foot overhang beyond the wheel stops can be allowed for this type parking. It is my understanding that

the Public Facilities Manual allows a 1.5 foot overhang, not 2.5 feet. It is also my understanding that a one-way travel aisle with 60° angle parking is required to be a minimum of 17 feet wide. The aisle depicted on your plan ranges from 18.32 feet to 17.88 feet in width. Therefore, it may be possible to correct this through final engineering; however, the issue will need to be resolved with DPWES during site plan approval. For your information, the ten (10) foot wide landscaping strip which is located between the angle parking spaces and the right-of-way of Sunset Hills Road is required by the Zoning Ordinance and must remain.

Your plan also shows that five (5) trees which were located in the footprint of the proposed building addition have been relocated to the ten (10) foot landscaping strip which lies between the parking lot and the right-of-way of Sunset Hills Road. It should be noted that all landscaping is subject to the review and approval of the Urban Forestry Division.

The Schematic Design Package shows a revised front elevation for the building and a floor plan for the proposed modified sidewalk area in front of the building. According to this design, hedges and ornamental trees will be added in two locations in front of the building to provide screening of the shopping carts. Hedges are proposed to be located in front of the building expansion. The depicted front elevation appears to be generally consistent with that shown on the approved concept plan; however, pursuant to Note 31 on the Conceptual Plan, landscaping, site design and architectural details are subject to final review and approval by the Reston Town Center Design Review Board.

It is my determination that the proposed modified addition and parking lot re-design of the Target store are in substantial conformance with the proffers, development plan and CP 86-C-121-4, subject to a satisfactory resolution of the parking space overhang issue by DPWES. 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#2.doc

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Leslie Johnson, 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
May 24, 2004

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

DISTRIBUTION:
MCR→BLM/File

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 one (1) full size conceptual site plan and one (1) full size architectural color elevation for your review and determination for substantial conformance with the approved conceptual plan.

The enclosed conceptual site plan has been revised to show a smaller expansion of 11,005 SF, which brings the building up to the allowed size of 135,000 SF. The expansion will require the readjustment of the existing parking on the north side of the building to 60-degree parking while maintaining a 10' landscape area along the perimeter. It is our understanding that the proposed 60-degree parking along the Sunset Hills Road perimeter can be approved with the shown 2.5' overhang over the greenspace area.

Additional proposed changes include sidewalk landscaping, new spherical bollards, and a rolled curb along the storefront sidewalk. The proposed façade for the new expansion area will match the existing building materials and colors.

If you have any questions, or need additional information, please do not hesitate to call me.

Thank you for your help.

Respectfully submitted,

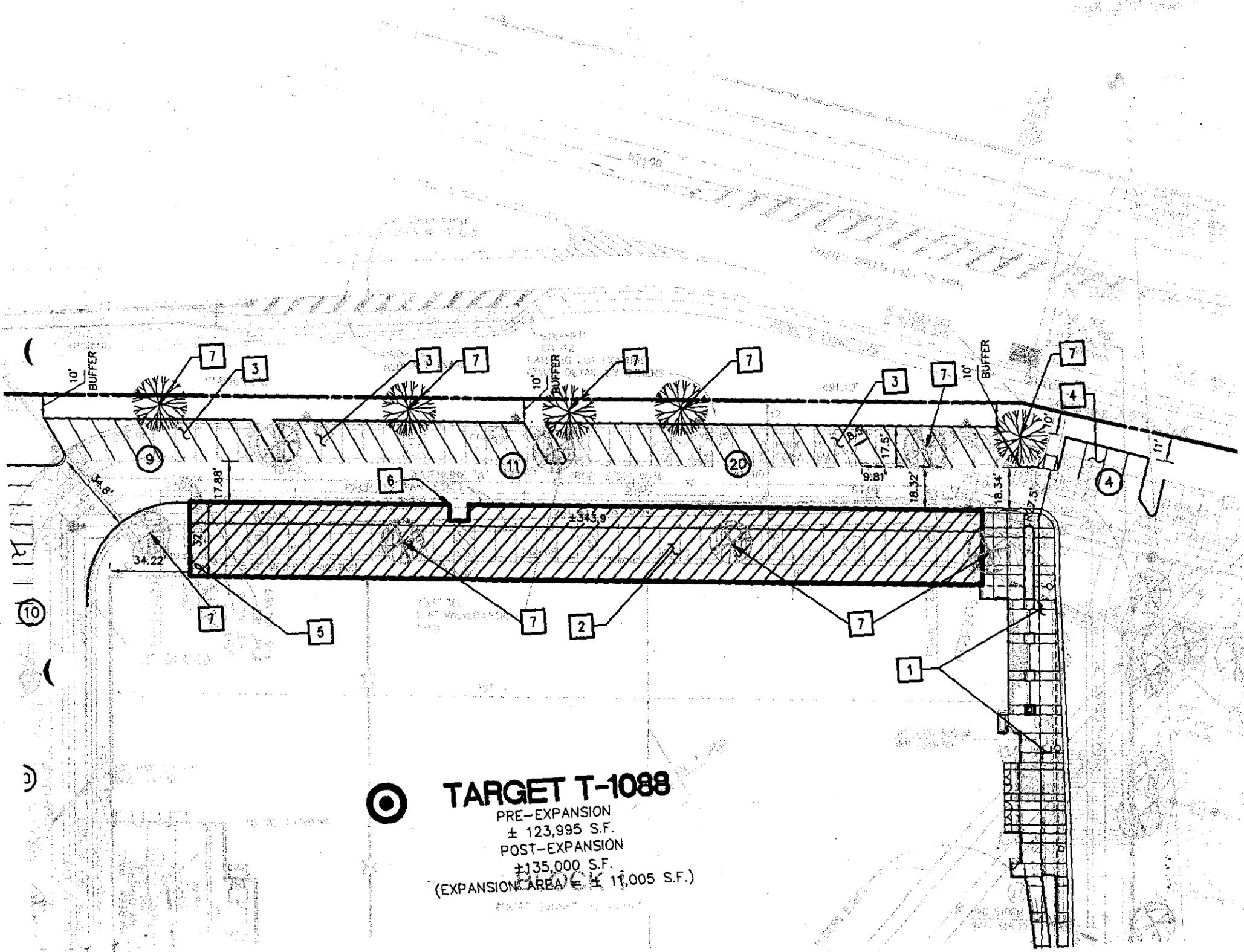
Joshua Knott
Project Coordinator

KKY:jk
Enclosures: As stated above

RECEIVED
Department of Planning & Zoning

MAY 25 2004

Zoning Evaluation Division




TARGET T-1088
 PRE-EXPANSION
 ± 123,995 S.F.
 POST-EXPANSION
 ± 135,000 S.F.
 (EXPANSION AREA) ± 11,005 S.F.

PARKING RATIO

	BUILDING SQ.FT.	PARKING SPACES		RATIO/1000 sq.ft.	
		PROVIDED	REQUIRED	PROVIDED	REQUIRED
PRE-EXPANSION	123,995	581	496	4.69	4.00
POST-EXPANSION	135,000	541	540	4.01	4.00

ACCESSIBLE PARKING

VAN ACCESSIBLE PARKING	2	REQUIRED	6	PROVIDED
ACCESSIBLE PARKING	9		6	PROVIDED
TOTAL	11	REQUIRED	12	PROVIDED

NO COMPACT SPACES ALLOWED

NOTE: BACKGROUND IS FROM .TIFF IMAGE, THEREFORE DIMENSIONS ARE NOT EXACT.

CITY OF RESTON PARKING DIMENSION REQUIREMENTS:

90' PARKING:

REGULAR: 8.5 X 19' (MINIMUM)
 COMPACT: NOT ALLOWED
 MINIMUM DRIVING AISLE (TWO WAY): 23'
 MINIMUM DRIVING AISLE (ONE WAY): 23'
 MINIMUM PARKING RATIO: 4.0 / 1000 SF

CITY OF RESTON PARKING DIMENSION REQUIREMENTS:

60' PARKING:

REGULAR: 8.5' X 20' (MINIMUM)
 COMPACT: NOT ALLOWED
 MINIMUM DRIVING AISLE (TWO WAY): 19'
 MINIMUM DRIVING AISLE (ONE WAY): 17'
 MINIMUM PARKING RATIO: 4.0 / 1000 SF

RECEIVED
 Department of Planning & Zoning

MAY 25 2004

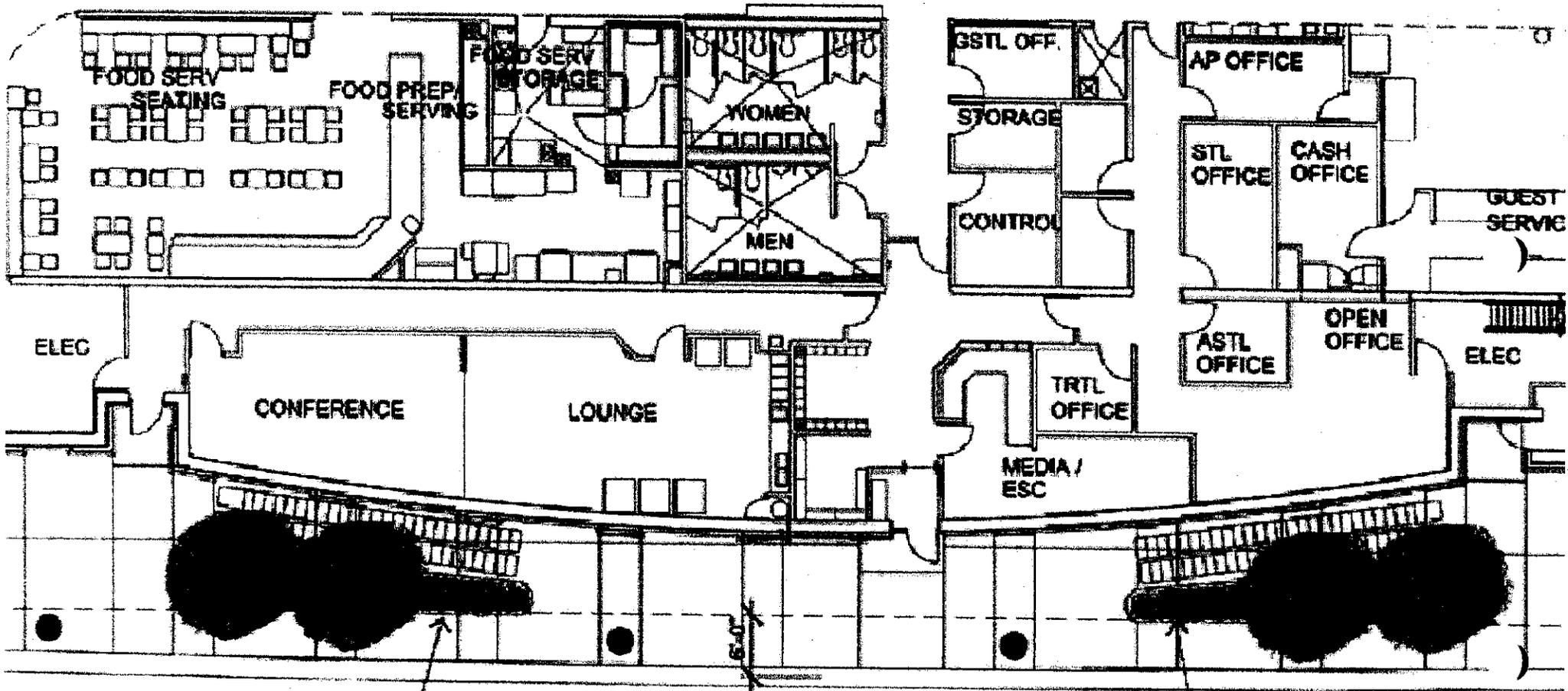
Zoning Evaluation Division

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS; DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

INITIAL DESIGN	3-3-04	BLM	MCR	FOL	FOL
	DATE	PRN	PM	DES	DRW



**RESTON GREATLAND - TARGET
 STORE # T-1088**



(N) G04 LANDSCAPE ADAPTATION
 ADD CURBED PLANTERS,
 HEDGES AND ORNAMENTAL TREES

(N) G04 LANDSCAPE ADAPTAT
 ADD CURBED PLANTERS,
 HEDGES AND ORNAMENTA

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