

Board Agenda Item
October 18, 2004

5:00 p.m.

Public Hearing on RZ 2003-HM-046 (TST Woodland L.L.C.) to Rezone From I-4 to PDC to Permit a Mixed Use Development, Concurrent With PCA 2000-HM-044, With an Overall Floor Area Ratio (FAR) of 0.7, Located on Approximately 20.94 Acres, Hunter Mill District

and

Public Hearing on PCA 2000-HM-044 (TST Woodland L.L.C.) to Amend the Proffers and Final Development Plan for RZ 2000-HM-044 Approved for Mixed Use Development to Permit Building and Site Modifications Concurrent With RZ 2003-HM-046 with an Overall Floor Area Ratio (FAR) of 0.7, Located on Approximately 26.39 Acres Zoned PDC, Hunter Mill District

and

Public Hearing on PCA 80-C-028-07 (TST Woodland L.L.C.) to Delete Land Area from the Proffers for RZ 80-C-028 and to Permit the Area to be Rezoned with RZ 2003-HM-046, Located on Approximately 8.11 Acres Zoned I-4, Hunter Mill District

and

Public Hearing on PCA 77-C-098-05 (TST Woodland L.L.C.) to Delete Land Area from the Proffers for RZ 77-C-098 to permit the Area to be Rezoned with RZ 2003-HM-046, Located on Approximately 12.82 Acres Zoned I-4 Hunter Mill District

Rezoning Application RZ 2003-HM-046 is located in the north east quadrant of Sunrise Valley Drive and Corporate Park Drive, Tax Map 16-4 ((1)) 42 Pt., 43, 44 Pt., 45 Pt. and 46 Pt.

Proffered Condition Amendment PCA 2000-HM-044 is located in the southwest quadrant of the Dulles Airport Access and Toll Road and Monroe Street, Tax Map 16-4 ((1)) 42 Pt., 44 Pt., 45 Pt. and 46 Pt.

Proffered Condition Amendment PCA 80-C-028-07 is located in the northeast quadrant of the intersection of Sunrise Valley Drive and Corporate Park Drive, Tax Map 16-4 ((1)) 42 Pt., 43 Pt. And 46 Pt.

Board Agenda Item
October 18, 2004

Proffered Condition Amendment PCA 77-C-098-05 is located on the east side of Corporate Park Drive, Approximately 600 Feet north of Sunrise Valley Drive, Tax Map 16-4 ((1)) 42 Pt., 43 Pt., 44 Pt., 45 Pt. and 46 Pt.

On Thursday, September 9, 2004, the Planning Commission voted unanimously (Commissioners Hall, Koch and Murphy absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA-77-C-098-5 and PCA-80-C-028-7;
- Approval of RZ-2003-HM-046 and PCA-2000-HM-044, subject to execution of proffers consistent with those dated September 8, 2004 and subject also to Board approval of PCA-77-C-098-5 and PCA-80-C-028-7;
- Modification of the transitional screening requirements and waiver of the barrier requirements along Sunrise Valley Drive in accordance with the landscaping depicted on the CDP/FDP for the area associated with RZ-2003-HM-046;
- Modification of the loading space requirement for tax map 16-4 ((1)) 42 to permit the four loading spaces as shown on the CDP/FDP and waiver of the 600-foot maximum length requirement for private streets for the area associated with RZ-2003-HM-046;
- Modification of the use limitation for the PDC District to permit the gross floor area of residential use associated with RZ-2000-HM-044 to exceed 50 percent of the principal uses to allow 599,976 square feet of residential use.

The Commission voted 7-2 (Commissioners Byers and Harsel opposed; Commissioners Hall, Koch and Murphy absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Waiver of the 75-foot minimum setback requirement and the service drive requirement along the Dulles Airport Access Road for the area associated with RZ-2003-HM-046; and
- Waiver of the 75-foot minimum setback requirement and the service drive requirement along the Dulles Airport Access Road for the area associated with PCA-2000-HM-044.

The Planning Commission voted unanimously (Commissioners Hall, Koch and Murphy absent from the meeting) to approve FDP-2003-HM-046 and FDPA-2000-HM-044,

Board Agenda Item
October 18, 2004

subject to the Final Development Plan Conditions dated August 25, 2004, and subject also to Board approval of PCA-2003-HM-046 and PCA-2000-HM-044.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

William Mayland, Senior Staff Coordinator, Zoning Evaluation Division, DPZ