



County of Fairfax, Virginia

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

October 15, 2007

Mark C. Looney, Esquire
Cooley, Woodward, Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

RE: Planned Residential Community Application PRC A-936
(Concurrent with Proffered Condition Amendment Application PCA A-936-02)
(Concurrent with Development Plan Amendment Application DPA A-936-04)

Dear Mr. Looney:

At a regular meeting of the Board of Supervisors held on October 15, 2007, the Board approved Planned Residential Community Application PRC A-936 in the name of 2222 Colts Neck Road L.L.C. The Board's action approved the PRC Plan associated with Proffered Condition Amendment Application PCA A-936-02 and Development Plan Amendment Application DPA A-936-04 to permit residential development (independent living facility) and remove church use from approved development plan and associated modifications to proffers and site design at a density of 49.0 dwelling units per acre (du/ac). The subject property is located on the west side of Colts Neck road, east side of Reston Parkway, and approximately 1,600 feet north of its intersection with Glade Road, on approximately 4.33 acres of land zoned PRC [Tax Map 26-1 ((13)) 1] in the Hunter Mill District, subject to the development conditions dated October 3, 2007.

The Board also:

- Modified the trail requirement along Colts Neck Road in favor of the approved Department of Public Works and Environmental Services Capital Project sidewalk proposed along the west side of Colts Neck Road, from South Lakes Drive to the south end of the subject property.
- Modified the Additional Standards for Independent Living Facilities maximum building height standard to permit a maximum building height up to 55 feet, as shown on the PCA/DPA and PRC Plan.
- Approved the requested Public Facilities Manual Waiver (2352-WPFM-002-1) to allow underground stormwater detention in a residential development, subject to the development conditions dated August 16, 2007, and contained in Appendix J.

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If you have questions regarding this Planned Residential Community Application, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

DEVELOPMENT CONDITION

PRC A-936

October 3, 2007

The Board of Supervisors approved PRC A-936, located at 2222 Colts Neck Road (Tax Map 26-1 ((13)) 0001), with the following development condition:

1. Any landscape plan submitted pursuant to PRC Plan A-936 shall be submitted to the Reston DRB for review and approval and shall be in substantial conformance with Sheet 6 of the approved PRC Plan A-936 entitled "Preliminary Landscape Plan," prepared by Urban Ltd. and dated September 14, 2007, except that any landscaping shown within the proposed Limits of Clearing for Stream Restoration shall be provided as determined by Land Development Services, DPWES.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.