

APPROVED PRC DEVELOPMENT CONDITIONS

PRC 86-C-121-05

December 30, 2015

The Board of Supervisors approved PRC 86-C-121-05 for proposed Tax Map 17-3 ((1)) 35C, formerly part of 17-3 ((1)) 35B and conditioned the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the PRC Plan/SE Plat/Public Facilities Plan entitled "Reston Town Center Station – North" as prepared by Dewberry Consultants LLC and consisting of nine sheets dated April 2015, and revised through December 3, 2015. Minor modifications may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.
2. Subject to the standards and approval by the Virginia Department of Transportation (VDOT) and the Washington Metropolitan Area Transit Authority, a pedestrian bridge may be provided by the applicant or by others from the subject property to connect to adjacent land to the north without the need for an amendment to the PRC Plan.
3. Subject to VDOT approval, improvements to Sunset Hills Road shall be provided in accordance with that shown on the SE Plat/PRC Plan/Public Facilities Plan. In addition and subject to VDOT and Fairfax County Department of Transportation's approval, the applicant shall remove the eastern bump-out on the proposed bus pull-out on Sunset Hills Road to allow buses to proceed from the bus stop without merging into through traffic. The western bump-out may be removed, subject to VDOT approval.