

**PRELIMINARY
STAFF REPORT
2008 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Hunter Mill

APR ITEM(S): 08-III-14UP

NOMINATOR(S): Heidi T. Merkel, Fairfax County Department of Planning and Zoning

ACREAGE: 40.87

TAX MAP I.D. NUMBERS: 17-3((8))1A1, 1B, 3B1, 3B2

GENERAL LOCATION: NW Intersection of Sunrise Valley Dr and Reston Pkwy

PLANNING AREA: III

District: Upper Potomac

Sector: NA

Special Area: Reston-Herndon Suburban Center (Land Unit E-5)

ADOPTED PLAN MAP: Office Use

ADOPTED PLAN TEXT: Office use at .50 FAR or residential use at up to 30 dwelling units per acre with two transit-related mixed-use options at up to 1.0 FAR for the entire Sub-unit and 2.0 FAR for the 5 acres closest to a planned rail station.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf>
page 47

PROPOSED PLAN AMENDMENT: Correct an editorial error that occurred in Plan Amendment 2000-01 in 2001. No change in plan designation. (For proposed Plan text see pages 82-84 of 2008-2009 Hunter Mill APR Nomination book or see link below)

<http://www.fairfaxcounty.gov/dpz/apr/2008northcounty/nominations/14up.pdf> (pages 6-8)

SUMMARY OF STAFF RECOMMENDATION:

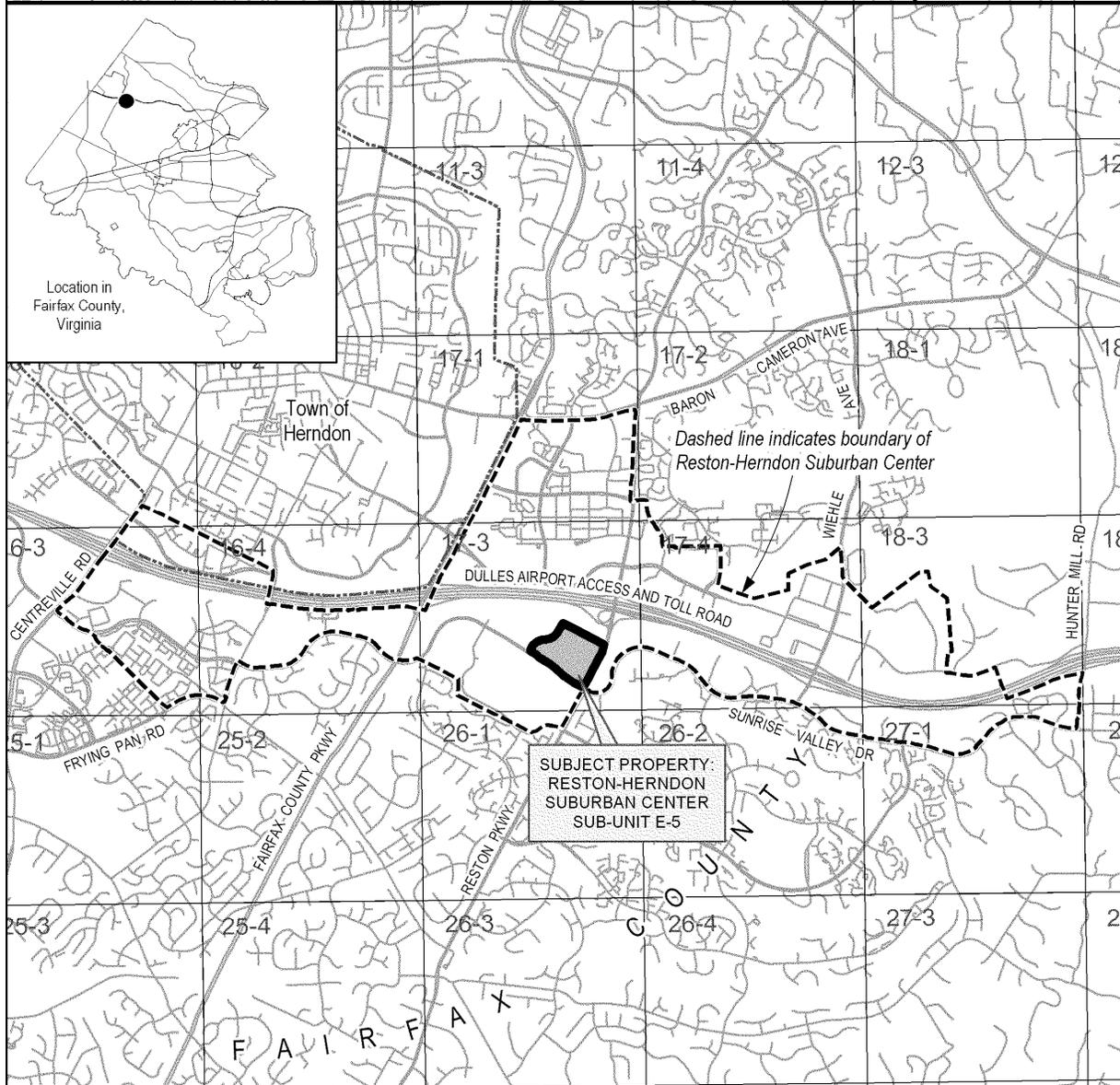
- Approve Nomination as submitted
- Approve Staff Alternative
- Retain Adopted Plan

Staff recommends approval of this editorial nomination. The nomination adds Plan text that was inadvertently left out of Plan amendment 2000-01 that divided Land Unit E into Sub-units. A Plan option concerning three parcels from the old Land Unit E was shifted to the new Sub-unit E-4, of which one of the parcels was within Sub-unit E-4. The other two parcels were within the new Sub-unit E-5 but the Plan option was inadvertently left out of Sub-unit E-5 Plan text. The nomination proposes to correct this editorial error by adding the text for this option to Sub-unit E-5.

Reston-Herndon Suburban Center Sub-unit E-5

2008-2009 NORTH COUNTY AREA PLANS REVIEW ITEM

2008-2009 NORTH COUNTY APR #
08-III-14UP
HUNTER MILL



Subject Property Current Plan: Sub-unit E-5 is missing Plan text that was inadvertently left out after the adoption of Plan Amendment 2000-01.

Nominated Plan Change: Correct an editorial error that occurred in Plan Amendment 2000-01 in 2001. No change in plan designation.

Preliminary Staff Recommendation: Approve nomination as submitted.



PREPARED JUNE 2008 BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS

