

Summary

2008-2009 North County Area Plans Review

Nominations to Amend The Fairfax County Comprehensive Plan Which Were Deferred to the Reston Master Plan Special Study

Amendment Num.	Nominator Name	General Loc.	Acreage	Current Zoning	Current Plan Text Summary	Proposed Plan Text Summary
APR# 08-III-22UP	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)	SE intersection of Toll Rd and Fairfax County Pkwy	32.37	I-4,C-3	This sub-unit is located north of Sunrise Valley Drive and is planned for office use up to .50 FAR.	Increase maximum office FAR from 0.50 to 1.0 FAR. Add a rail-oriented option for parcel 17-3((8))6 to allow up to 1.5 FAR office use with conditions.
APR# 08-III-23UP	John J. Bellaschi, Esquire (Consortium Three-Campus Commons, LLC)	SE intersection of Toll Rd and Wiehle Ave	11.63	I-3	Office use at .35 FAR or residential use at 30 du/ac; BRT option for mixed use up to .75 FAR with conditions.	Add a rail option for mixed use up to 2.5 FAR for entire Sub-unit with conditions.
APR# 08-III-24UP	Jill Switkin, Agent for Brookfield Properties (Cooley Godward Kronish LLP)	SW intersection of Toll Rd and Reston Pkwy	67.64	I-4	Sub-unit E-4 mentions parcels 17-3((8))1A and 1B located within Sub-unit E-5. Office use at .50 FAR or residential use at up to 30 du/ac. BRT mixed use option up to 1.0 FAR for entire Sub-unit E-5 with conditions. Rail mixed use option up to 2.0 FAR	Remove mention of parcels 17-3((8))1A and 1B from Sub-unit E-4 Plan text. Add office option up to .70 FAR for these two parcels in Sub-unit E-5. Remove BRT mixed use option of 1.0 FAR from Sub-unit E-5.
APR# 08-III-26UP	Benjamin F. Tompkins (Reed Smith)	Area between Reston Pkwy and Sunrise Valley Dr, S of Sheraton Reston	9.96	PRC	Parcels zoned Planned Residential Community are planned for the uses and intensities approved (if applicable) for the individual parcels. The other parcels planned for office use up to .35 FAR and residential use at up to 30 du/ac.	Clarify language relating to parcels "planned for the uses and intensities approved for the individual parcels" to reference Reston Master Plan and approved Development and PRC Plans for those parcels. In addition, remove language regarding "the other parcels in the land unit are planned for office use at 0.35 FAR."
APR# 08-III-27UP	Benjamin F. Tompkins (Reed Smith)	Area between Toll Rd and Sunrise Valley Dr, immediately W and N of Roland Clarke Place	10.01	PRC	Parcels zoned Planned Residential Community are planned for the uses and intensities approved (if applicable) for the individual parcels. The other parcels planned for office use up to .35 FAR.	Clarify language relating to parcels "planned for the uses and intensities approved for the individual parcels" to reference Reston Master Plan and approved Development and PRC Plans for those parcels.
APR# 08-III-28UP	Benjamin F. Tompkins (Reed Smith)	Area between Toll Rd and Sunrise Valley Dr including Sheraton Reston and Mercer Condos	15.00	PRC	Planned for Convention/Conference Center. Option for focal area (15 acres) to be developed with mixed use at up to 1.07 FAR with conditions.	Add a rail-oriented mixed use option to allow up to 2.93 FAR for Land Unit F's focal area already permitting mixed use development at 1.07 FAR.

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APR# 08-III-8UP	David R. Gill, Esquire (McGuireWoods LLP)	Area abutting W side of Lake Fairfax along Becontree Lake Dr	47.47	PDH-5	An area adjacent to the western edge of Lake Fairfax Park on Colvin Run is Planned for residential use at 4-5 dwelling units per acre.	Planned residential use would be increased to 8-12 dwelling units per acre.
APR# 08-III-29UP	Jill Switkin (Cooley Godward Kronish LLP)	General area in SW intersection of Toll Rd and Wiehle Ave	30.15	I-3	Office use up to .50 FAR or residential development up to 30 du/ac. 2 BRT mixed use options of up to .70 and .75 FAR with conditions. Rail-oriented mixed use option up to 1.25 FAR for 10 acres of Sub-unit closest to rail station, with conditions.	Expand rail residential mix option to two options. Option 1 includes all of Sub-Unit H-2 and increases development levels from 1.25 to 2.25 FAR with modified conditions. Option 2 includes all of Sub-Unit H-2 and increases development levels from 1.25 FAR to 2.5 FAR.
APR# 08-III-30UP	Jill D. Switkin (Cooley Godward Kronish LLP)	NE intersection of Sunrise Valley Dr and Edmund Halley Dr	4.72	I-4	Office use .50 FAR or residential use up to 30 du/ac. BRT mixed use option up to 1.0 FAR. Rail mixed use option up to 2.0 FAR for 5 acres within Sub-unit closest to rail station, with conditions.	Remove language referencing approved 0.70 FAR office use. Add option for office use up to 1.5 FAR for parcels 17-3((8))3B1 and 3B2, with conditions. Not conditioned upon rail/BRT funding agreement.
APR# 08-III-31UP	Mark C. Looney (Cooley Godward Kronish LLP)	Areas N and S of Sunset Hills Rd between Reston Pkwy and Town Center Pkwy	46.29	PRC	Sub-unit D-4: Mixed use up to 1.0 FAR or residential use at up to 30 du/ac. BRT mixed use options for entire Sub-unit of up to 1.0 FAR with conditions and 1.5 FAR with conditions. Rail-oriented mixed use option of up to 2.0 FAR with conditions for 10 acres	Sub-unit D-4: Increase existing allowed mixed use up to 1.5 FAR or residential use at up to 50 du/ac. Increase existing BRT mixed use options for entire Sub-unit of up to 2.0 FAR with conditions and 2.5 FAR with conditions. Expand rail-oriented mixed use development up to 3.5 FAR (option 1) or 5.0 (option 2).
APR# 08-III-32UP	Mark C. Looney (Cooley Godward Kronish LLP)	N of the Toll Rd and S of Sunset Hills Rd, just S of the Post Office	9.72	I-4	Mix of office, R&D, and industrial "flex space" uses up to .50 FAR	Add an option for parcel 18-3((6))8 to develop in office use up to .70 FAR.

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APR# 08-III-33UP	Brian J. Winterhalter (Cooley Godwin Kronish LLP)	NW intersection of Sunset Hills Rd and Town Center Pkwy	13.80	I-5	Office use between .80-.90 FAR or residential use at up to 30 du/ac. BRT mixed use option at 1.0 FAR with conditions.	Add two options for parcels 17-3((1))28A, 28B and 28C: Option for mixed use up to 1.25 FAR with conditions. Rail-oriented mixed use option up to 2.5 FAR with conditions.
APR# 08-III-34UP	Phillip London, Agent for 11465 SH1, LC (c/o Comstock Companies)	NW intersection of Wiehle Av and Toll Rd	33.95	I-4	Office use at .50 FAR or residential use at up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Increase existing BRT mixed use option to 1.0 FAR with edited mix of uses and conditions. Edit existing BRT mixed use option of 1.5 FAR to create different mix of uses and conditions. Add rail-oriented mixed use option at 2.0 FAR, with conditions.
APR# 08-III-35UP	Mark C. Looney (Cooley Godward Kronish LLC)	NE intersection of Wiehle Ave and Toll Rd	28.50	I-4	Sub-unit G-5: Office use at .50 FAR or residential use at 30 du/ac. BRT mixed use option at 1.0 FAR with conditions. Rail-oriented mixed use option at 1.5 FAR with conditions. Sub-unit G-6: Office use at .50 FAR or residential use at 30 du/ac.	G-5: Increase existing rail-oriented mixed use option to 2.0 FAR. Add a second rail-oriented mixed use option at 2.5 FAR with conditions. G-6: Add two rail-oriented mixed use options up to 1.5 FAR and 2.0 FAR with conditions.
APR# 08-III-36UP	Brian Winterhalter (Cooley Godward Kronish, LLC)	SW intersection of Toll Rd and Fairfax County Pkwy	37.61	I-4	Sub-unit C-3: Office use up to .50 FAR. Two BRT mixed use options at .70 and 1.0 FAR with conditions. Rail-oriented mixed use option at 1.5 FAR with conditions for 9 acres closest to rail station. Sub-unit C-4: Office use up to .50 FAR.	Sub-unit C-3: Increase existing BRT mixed use options to 1.0 and 1.5 FAR with edited mix of uses and conditions. Increase and expand existing rail-oriented mixed use option to include entire Sub-unit at 2.5 FAR with edited mix of uses and conditions
APR# 08-III-37UP	David R. Gill, Esquire (McGuireWoods LLP)	NW intersection of Wiehle Av and Toll Rd	33.95	I-4	Office use at .50 FAR or residential use at up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option, for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Expand existing rail-oriented mixed use option from 17 acres closest to rail station to include entire sub-unit except for one approximately 5 acre parcel. Allow for individual parcels to exceed a 2.5 FAR limitation. Edit conditions.

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APR# 08-III-38UP	Inda E. Stagg, Agent (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	Area in SW intersection of Toll Road and Reston Pkwy, N of Edmund Halley Dr	26.78	I-4	Office use at .50 FAR or residential use up to 30 du/ac. Option for office use at .70 FAR for 3 specific parcels. 2 BRT options at 1.0 and 1.25 FAR with conditions. Rail-oriented mixed use option at 2.0 FAR, with conditions, for 8 acres closest to rail.	Edit 2 BRT options mix of uses. Increase and expand existing rail-oriented mixed use option to 3.0 FAR and across the entire Sub-unit. Edit conditions as well.
APR# 08-III-39UP	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	SW intersection of Toll Rd and Wiehle Ave	30.15	I-3	Office use up to .50 FAR or residential development up to 30 du/ac. 2 BRT mixed use options of up to .70 and .75 FAR with conditions. Rail-oriented mixed use option up to 1.25 FAR for 10 acres of Sub-unit closest to rail station, with conditions.	Remove BRT mixed use option at .70 FAR and increase existing BRT mixed use option of .75 FAR to 1.25 FAR. Increase and expand existing rail-oriented mixed use option from 1.25 FAR to 2.0 FAR and from 10 acres to entire Sub-unit. Edit mix of uses and conditions.
APR# 08-III-40UP	Martin D. Walsh, Esquire (Walsh, Calucci, Lubeley, Emrich & Walsh, PC)	NW intersection of Sunrise Valley Dr and Association Drive's western end	9.92	I-5	Office use up to .35 FAR	Add option for office use up to .50 FAR for nominated parcel only. Add rail-oriented mixed use option up to 1.5 FAR for nominated parcel only. Does not include residential use.
APR# 08-III-41UP	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	NW intersection of Wiehle Av and Toll Rd	25.02	I-4	Office use at .50 FAR or residential use at up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option, for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Edit existing rail-oriented mixed use option of 2.5 FAR with a condition allowing up to 3.5 FAR for parcel numbers 17-4((1))17A, 17B and 20 if a 1000-space Park and Ride facility is provided in Sub-unit H-2.
APR# 08-III-42UP	John J. Bellaschi, Esquire (Agent for Clover Sunrise, Limited Partnership)	NE intersection of Sunrise Valley Dr and Mercator Dr	4.71	I-4	Office use up to .50 FAR or residential use up to 30 du/ac. BRT mixed use option up to 1.0 FAR with conditions.	Add rail-oriented mixed use option up to 1.5 FAR for parcels 17-3((8))5A and 5B with conditions.