

October 2014

Status of Hunter Mill District Land Use Projects

Mary Beth Swicord /d/b/a/ First Marks Art Studio has filed Special Exception (SE 2014-HM-024) to allow a School of Special Education (Art School) at 1398 Concord Point Lane, Reston - Tax Map 011-4 ((6)), Parcel 12. First Marks provides an imaginative and enriching learning environment where students can express themselves and excel in the arts. First Marks Art Studio operates as a home business today, but is seeking to increase the enrollment that requires a Special Exception. The current schedule provides for eight (8) students per day with hours from 4:00-7:30 p.m., Monday through Friday. The proposed schedule will include eighteen (18) students on Monday and twelve (12) students Tuesday – Friday, with hours from 4:00 p.m. to 8:00 p.m., during the Fairfax County school year. Also being proposed is a Summer Camp, Monday – Friday from 8:30 a.m. – 5:00 p.m. daily, with an enrollment of twelve (12) students. **The Planning Commission voted to recommend approval on Thursday, October 9, 2014.**

Elaine M. Whitehurst /d/b/a Whitehurst Family Daycare has filed Special Exception 2014-HM-036 for a Home Childcare Facility at 13174 Diamond Mill Drive, Herndon, Virginia. Ms. Whitehurst has been a licensed provider for over twenty years, thirteen at the current location. A special exception is required for home day care to serve nine (9) children. The hours of operation are from 7:00 am to 6:00 p.m., Monday through Friday, with varying arrival times. **The Planning Commission public hearing is scheduled for November 19, 2014, at 8:15 p.m. The Board of Supervisors public hearing is scheduled for December 2, 2014, at 3:30 p.m.**

Lake Anne Development Partners LLC have filed a Development Plan Amendment (DPA A502-07), Proffer Condition Amendment (PCA A-502) and Planned Residential Community (PRC A-502-03) plan for the redevelopment of the Crescent Apartments and the Lake Anne Village Center. Consolidation of a number of properties (Fairfax County Tax Map 017-2((8)) 6C, 017-2((1))7, 017-2 Parcels 6B2, 017-2((7))6B3, common elements of parcels 017-2((31))1645 and 017-2((31))), and a portion of Village Road, are to be vacated/abandoned (collectively referred to as with Parcels 1A and 2G). The proposed development will include a combination of multi-family buildings and single-family attached dwelling units in a crescent pattern, affordable housing, active adult and age-restricted housing, and a proposed boutique grocery store. Approximately 135,000 gross square feet of new non-residential development is proposed. **The Planning Commission public hearing is scheduled for December 10, 2013 at 8:15 p.m. The Board of Supervisors public hearing is scheduled for February 17, 2015.**

Novus Residences, LLC has filed Proffered Condition Amendment (PCA A-502-02), Development Plan Amendment (DPA 502-A-08), and a Planned Residential Community (PRC 502-A-04) plan applications for the Lake Anne Fellowship House at 11448 and 11450 North Shore Drive, Reston - Fairfax County Tax Map 017-2((1)) Parcels 2 and 3 - to redevelop its approximately six (6) acre site. It will provide 425 dwelling units (510,000 square feet), that will include a building with 140 independent living affordable units and a second building with 285 market rate multi-family dwelling units. **The Planning Commission public hearing has been indefinitely deferred.**

JBG/Reston Executive Center, L.L.C. has filed a Special Exception (SE 2013-HM-016) to allow for the establishment of 65,000 square feet of development including retail sales, eating establishment, fast food restaurant and quick service food stores, located at 12000-12120 Sunset Hills Road - Fairfax County Tax Map 17-3((1)) Parcels 28A, 28B and 28C - zoned I-5. The Applicant is proposing to convert 27,850 square feet of existing office use and constructing 37,150 square feet of building additions to the existing office buildings. **The Planning Commission public hearing is currently scheduled for November 19, 2014 at 8:15 p.m., but is subject to change.**

RSQ9 Owner, LLC has filed a Comprehensive Sign Plan Amendment (CSPA B-846-02) for Fairfax County Tax Map 017-4((31)) Parcel 01, to increase the flexibility in the number and location of signs, without increasing the approved overall size of signage. **The Planning Commission public hearing is scheduled for December 11, 2014, at 8:15 p.m.**

Comstock Reston Station Holdings, LC, has filed Comprehensive Sign Plan (CSP 2009-HM-019) for 1860 Wiehle Avenue and 1886 Metro Center Drive in Reston, Fairfax County Tax Map 017-4((01)) Parcel 17A and 017-4((24)) Parcels 3 and 4B, to allow for a coordinated and comprehensive plan of signage for the mixed used development at Reston Station. The signage is to ensure convenience and appropriate way finding for visitors, users and occupants of Reston Station. **The tentative Planning Commission public hearing is February 5, 2014 at 8:15 p.m.**

Sports Authority, Inc. located at 8355 Leesburg Pike, Tax Map 29-3 ((01)) Parcel 32, has filed Special Exception SE 2014-HM-066 seeking a waiver of certain sign regulations in accordance with Section 9-620 of the Fairfax County Zoning Ordinance to provide relief from Section 12-20493 of the Zoning Ordinance to provide identification on an existing multi-tenant freestanding sign. There will be no additional changes to the use. **The Planning Commission public hearing is scheduled for March 4, 2015, at 8:15 p.m.**

CARS-DB1, LLC has filed two rezoning applications and a special exception application for a proposed transit oriented development called Dominion Square near the Spring Hill Metro Station. The properties are identified as Tax Map 29-3 ((1)) Parcels 2C1, 2C2, 2D, 3, and part 5 (located at 1580, 1586 at 1592 Spring Hill Road), and Tax Map 29-3 ((1)) 3B and part 5 (located at 8525 Leesburg Pike.) The applications seek to rezone the property from the Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts. The two rezoning applications, RZ 2011-HM-012 concurrent with RZ 2011-HM-013, propose to redevelop multiple car dealerships into a vibrant, transit oriented mixed-use neighborhood with office, hotel, retail and residential uses. Included in the development will be five (5) office buildings, six (6) residential buildings, a hotel, ground floor retail uses, and a large public park/facility near the stream valley area to the south. The low-rise retail structures and multiple surface parking lots will be replaced with high-rise buildings and structured parking. **The Planning Commission public hearing has not been scheduled.**

1587 Springhill Holdings, Inc. - Tax Map 029-3 ((1)) 2G - has filed a rezoning and Conceptual Development Plan (CDP) application to rezone the property from Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-027). The property is currently developed with a motel and restaurant that were constructed in 1982. The proposed mixed-use development is near the Spring Hill Metro Station and will consist of either two residential buildings and one office building or three residential buildings, with ground floor retail uses located along Spring Hill Road. **The Planning Commission public hearing has not been scheduled.**

Q-R Spring Hill, LLC, Perseus Realty, has filed a Rezoning and Conceptual Development Plan (CDP) application for 1577 Spring Hill Road - Tax Map 029-3 ((1)) Parcel 2F. The Conceptual Development Plan, to rezone the property from Regional Retail - C-7, Highway Corridor Over-lay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-026). The proposed mixed-use development is near the Tysons West Metro Station and will consist of office, hotel, residential, and retail development. **The Planning Commission public hearing is indefinitely deferred.**

JBG Reston Retail, LLC, has filed a proposed Development Plan Amendment (DPA-B-846-04), Proffer Condition Amendment (PCA-B-846-02), and Planned Residential Community Plan (PRC-B-846-03) to allow the construction of a drive-in bank at 11810 Sunrise Valley Drive, Tax Map 17-4 ((31)) Parcel p (part), 17-3 ((3))-IE (Part) and 17-3 ((3))-IE3. **Planning Commission public hearing has been indefinitely deferred.**

New Applications Filed

Bozzuto Development Company, Inc. has submitted a Planned Residential Community (PRC) and Development Plan Amendment (DPA) for the proposed redevelopment of St. John's Wood apartments to convert 250 multi-family garden apartments in nine-three story buildings to 625 new apartments and thirty-four townhomes. The

property is located at 11500 Olde Tiverton Circle, Reston - Tax Map 11-4 ((1)) Parcel 12.

Virginia Electric and Power Company, d/b/a Dominion Power request a Final Development Plan FDP 2014-0366 to permit the development and operation of an electric substation on property identified as Fairfax County Tax Map 29-3((1)) Parcels 2G, 3B and 5. The substation will convert electric power from the existing 230kV transmission line to a 34.5kV that is usable by commercial, residential, utility, and retail consumers.

Hunter Mill District Land Use Committee

The Hunter Mill District Land Use Committee (HMDLUC) will be meeting on **Tuesday, October 21, 2014, 7:30 p.m.**, at the North County Governmental Center, 12000 Bowman Towne Drive, Reston.

One agenda item: Elizabeth Baker of Walsh Colucci, Lubeley, Emrich & Walsh, P.C. will be presenting information on the **CARS-DB1, LLC** (RZ 2011-HM-012 and RZ 2011-HM-13, **located at 1580, 1586, 1592 Spring Hill Road and 8525 Leesburg Pike and 1587 Springhill Holdings, Inc. (RZ 2011-HM-027 –)** applications that proposes the redevelopment of multiple car dealerships into a vibrant, transit oriented mixed-use neighborhood with office, hotel, retail and residential uses. Representatives from Fairfax County Department of Transportation will be discussing Boone Blvd. and other transportation matters related to these applications. For additional information, contact Goldie Harrison, 703-478-0283.

Do you have an interest in land use ?

The Hunter Mill District Land Use Committee (HMDLUC) is looking for new members. The committee is responsible for reviewing all land use applications in Hunter Mill, outside of the Planned Residential Community in Reston. A recommendation of approval or denial of the applications are forwarded to the Hunter Mill District Planning Commissioner and Supervisor for their consideration. The committee meets on the third Tuesday of each month at 7:30 p.m.

If you are interested in serving on the HMDLUC, please contact Goldie Harrison at 703-478-0283, or via email: goldie.harrison@fairfaxcounty.gov, for additional information.