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COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



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Rodney L. Lusk
LEE DISTRICT SUPERVISOR

Board Matter

Elm Street Communities Inc.

May 18, 2021

Elm Street Communities, Inc. (the “Applicant”) has recently submitted a rezoning application and a proffered condition amendment application to the Department of Planning and Development. The application is filed on approximately 5.42 acres and represents the consolidation of nine parcels previously zoned to the PDH-30 District as a part of a development known as Mount Vernon Gateway. Mount Vernon Gateway was approved in 2005 but has not been constructed due to various reasons including market considerations. The Applicant proposes a rezoning to the PRM District and a proffered condition amendment to permit a portion of the property to be developed independently of the remaining properties that comprise Mount Vernon Gateway. The proposed development will implement the multi-family portion of Mount Vernon Gateway.

The pending applications propose the inclusion of a portion of right-of-way previously dedicated and known as Rolling Hills Avenue. This portion of Rolling Hills Avenue is no longer necessary as the six non-conforming residential homes that are served by the roadway will be demolished with the construction of the proposed improvements. As such, this portion of right-of-way is no longer required for roadway purposes and may be vacated and/or abandoned.

Therefore, I move that the Board of Supervisors consent to include approximately .481 acre of right-of-way previously dedicated for Rolling Hills Avenue in the rezoning and proffered condition amendment applications submitted by Elm Street Communities, Inc.

The Applicant understands that the inclusion of a portion of Rolling Hills Avenue right-of-way in the applications in no way relieves it of the requirement to process a vacation and/or abandonment request or compliance with all applicable standards of the Zoning Ordinance. In addition, the consent does not dictate that the applications will be approved, nor does it prejudice staff's review.