



Commonwealth of Virginia

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**Board Matter**  
**Supervisor Rodney L. Lusk**  
**Expedited Processing for Towns at Villa Park (RZ 2021-LE-019)**

Mr. Chairman, Towns at Villa Park, LLC (the “Applicant”), an affiliate of JR Real Estate Group, LLC, is the owner of two parcels of land identified on the Fairfax County Tax Map as 90-2 ((4)) 19 and 20 (collectively, the “Property”). The Applicant has filed a rezoning and generalized development plan (RZ 2021-LE-019) to permit the development of a residential community of up to 40 single family attached dwelling units along Parktown Street, a new private road proposed by the Applicant that will be publicly accessible and connect Villa Park Road and Wesley Road. On July 25, 2023, the Board approved a Comprehensive Plan amendment that allows residential use at a density of 5 – 8 dwelling units per acre. The Applicant’s proposal represents a density of 6.88 dwelling units per acre.

The proposed rezoning application provides a unique opportunity to consolidate two undeveloped parcels and makes a significant investment in a community that needs new housing opportunities for current and future residents. The consolidation and development of the Property will achieve several community objectives, including significant tree preservation, publicly accessible open space, a much-needed sanitary sewer upgrade, and modern stormwater management. The Applicant also will be making a contribution to the County’s Affordable Housing Trust Fund.

The Applicant has worked closely with my office, Commissioner Lagana, County Staff, the Franconia Land Use Committee, and the community over the past two years and has made substantial improvements to the proposed development plan. The rezoning application is scheduled for a Planning Commission public hearing on April 24, 2024.

Given the extensive review process, collaboration with the County and the community, and the time-sensitive nature of the Applicant’s agreement with a high-quality residential developer, the Applicant has requested expedited processing to establish a Board of Supervisors public hearing date for the rezoning application.

Therefore, Mr. Chairman, I move that the Board of Supervisors direct staff to expedite the scheduling of the Board of Supervisor’s public hearing for rezoning application RZ 2021-LE-019 to May 7, 2024.

This motion should not be construed as a favorable recommendation by the Board of Supervisors on the proposed application and does not relieve the Applicant from compliance with the provisions of all applicable ordinances, regulations or adopted standards in any way.