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Mount Vernon

To : Fairfax County Board of Supervisors

From : Dan Storck, Supervisor
Mount Vernon District

Subject: BOARD MATTERS for December 4, 2018

For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.

- 1. Authorization for Expedited and Concurrent Processing of Wesley Huntington Landlord, LLC**
- 2. Authorization for Concurrent Processing for Panera, LLC**
- 3. Recognition for Collingwood residents, Bill and Jan Vaughan**

1. Authorization for Expedited and Concurrent Processing of the of Wesley Huntington Landlord, LLC

Background

Wesley Huntington Landlord, LLC (the "Applicant") is currently processing PCA/FDPA 2013-MV-001 to allow minor modifications to a previously approved mixed-use development proximate to the Huntington Metro Station. Specifically, the property identified as Fairfax County Tax Map Reference 83-1 ((8)) 92A, 92B, 93A, 93B, and 94A (the "Subject Property") is currently approved for up to 139 multifamily dwelling units and up to 3,534 square feet of retail use. The Applicant now proposes to retain the existing approved development option and provide a new option to construct up to 126 multifamily dwelling units and up to 7,500 square feet of office use. The Applicant's proposal is consistent with the prior approval and requests minor modifications to accommodate a modified development program specifically tailored to the Applicant, which recently purchased the Subject Property. The proposal represents a significant opportunity to revitalize an aging and underutilized site in the Huntington Transit Station area.

Given the timing associated with financing of the project, the Applicant plans to commence construction as soon as possible. Accordingly, the Applicant seeks expedited and concurrent processing of all pending applications.

Proposed Action

Therefore, I move that the Board of Supervisors direct the Director of the Zoning Evaluation Division to expeditiously process the pending application submitted by the Applicant. I further move that the Board of Supervisors direct the Director of the Department of Land Development Services to accept for concurrent and simultaneous processing any site plans, building plans, architectural drawings, or other drawings as may be necessary in conjunction with applications filed on behalf of the Applicant.

Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application

2. Authorization for Concurrent Processing for Panera, LLC

Background

Panera, LLC (the "Applicant") is currently processing two (2) zoning applications identified as PCA 1999-MV-025-06 and SE 2018-MV-025. The applications propose to construct a restaurant with drive-through and 1,000 square feet of retail use in the northeast quadrant of the intersection of Lorton Road and Lorton Market Street on property identified as Fairfax County Tax Map Reference 107-4 ((23)) B (the "Subject Property"). The Subject Property has long been vacant and this proposal represents a significant opportunity to improve the site with a high-quality, community-serving use. Given the timing associated with the contract on the Subject Property, the Applicant plans to submit a site plan and building plans as soon as possible. Accordingly, the Applicant seeks concurrent processing.

Proposed Action

Therefore, I move that the Board of Supervisors direct the Director of the Department of Land Development Services to accept for concurrent and simultaneous processing any site plans, building plans, architectural drawings, or other drawings as may be necessary in conjunction with applications filed on behalf of the Applicant.

Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application

3. Recognition for Collingwood residents, Bill and Jan Vaughan

Background

For over 25 years, Bill and Jan Vaughan have brought their incredible Christmas lights artistry to the residents of the Mount Vernon District. Community members begin seeing the Vaughan's preparing their displays in August, months before, the big reveal during the holidays. Last week, the Vaughan's won the season premier of the ABC's Great Christmas Light Fight, winning over competitors from Texas, Florida, and Mississippi. They were awarded \$50,000 and a trophy for what they consider a labor of love.

My sincerest appreciation goes out to the Vaughan's for bringing the community together annually and making this a holiday tradition for all.