

Reston Planning and Zoning Committee - Regular Meeting.
Monday, October 16th, 2017 at 7:30

Please Note Meeting Location will be at Reston Association Headquarters

1. Review minutes from Meeting of September 18th, 2017.

2. **Renaissance Centro 1801, LLC. – Vote:**

Applicant: Renaissance Centro 1801, LLC.

Applicant Representative: Andrew Painter of Walsh Colucci

PC Hearing Date: September 28, 2017

BOS Hearing Date: TBD

Staff Report: TBD - estimated September 14, 2017

Rezoning and Final Development Plan to rezone 1801 Old Reston Avenue from Commercial District - C3 to Planned Residential Mixed-Use District (PRM). Located on the west side of Old Reston Avenue, south side of Temporary Road and East of Reston Parkway [Tax Map 017-2 ((1)) parcels 20B and 20C]. The Applicant will appear before the Committee to provide a brief informational update as to project status, discussions with staff, and issues raised by the community. The Applicant anticipates reappearing before the Committee at its July 17th meeting to more formally discuss its most recent resubmission, presently scheduled to be submitted to the County before the close of June.

3. **Kensington Senior Development, - LLC. - Vote:**

Applicant: Kensington Senior Development, LLC

Applicant Representative: Mark Looney of Cooley LLP

PC Hearing Date: TBD

BOS Hearing Date: TBD

Staff Report: TBD

Applicant has filed a Planned Residential Community plan (PRC-C-378) concurrent with a Special Exception (SE 2016-HM-024) for a assisted living facility at 11501 Sunrise Valley Drive, Reston [Tax Map 17-4 ((17)) Parcel 1C], located on the south side of Sunrise Valley Drive, approximately 675 feet east of the intersection with Soapstone Drive, currently the site of Good Beginnings Preschool.

4. **CRS Sunset Hills, LC. - Info**

Applicant: CRS Sunset Hills, LC

Applicant Representative: Mark Looney

PC Hearing Date: TBD

BOS Hearing Date: TBD

Staff Report: TBD

CRS Sunset Hills, LC (the “Applicant”) is the contract-purchaser of the thirty office condominiums in the Sunset Hills Professional Center located south of Sunset Hills Road, immediately north of the Reston Station development and the Wiehle-Reston East Metrorail Station (the “Wiehle Metro Station”) in Reston, Virginia (the “SHPC

Parcel”). The Applicant is also the contract-purchaser of the two parcels located to the east of the SHPC Parcel, the “Kfoury Parcels.” An affiliate of the Applicant, Comstock Reston Station Holdings, LC (“Comstock”), is the long-term ground lessee of the property owned by the Board of Supervisors of Fairfax County (the “Board”) located immediately east of the SHPC Parcel (the “County Parcel”). The Applicant is seeking to rezone the SHPC Parcel together with the Kfoury Parcels and the County Parcel (collectively, the “Property”) from the I-4 (Medium Intensity Industrial) District and PDC (Planned Development Commercial) District to the PDC (Planned Development Commercial) District (the “Rezoning”) in order to permit the transformation of the Property from a suburban office park to a vibrant, transit-oriented, mixed-use development. Specifically, the Applicant proposes to replace the existing office condominiums with approximately 460 residential units and 40,000 square feet of ground-floor retail. It further proposes to redevelop the Kfoury Parcels with approximately 300,000 square feet of office uses and the County Parcel with an approximately 400,000 square-foot, full-service hotel and 80 high-end residential units. In sum, the Proposed Development will include a total of approximately 1,240,000 square feet (exclusive of bonuses for the provision of affordable housing) or 3.37 effective FAR across the Property.

5. New business.

Next meeting will be held on November 20th at 7:30 at the North County Government Center.

Motion to adjourn.