County of Fairfax, Virginia
Planning Commission Meeting
July 9, 2025
Planning Commission Action

PCA-2016-HM-024 (RZPA-2025-HM-00001) – CRS MIDLINE I, LC
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On July 9, 2025, the Planning Commission voted 10-0-1 (Commissioner Hancock was absent from the meeting. Commissioner Batchelor-Causey abstained from the vote) to recommend to the Board of Supervisors the following actions:

- Approval of PCA-2016-HM-024, subject to the execution of proffers consistent with those dated July 8, 2025;

- Reaffirmation of a waiver of subsection 2105.5.B(2) of the Zoning Ordinance for the 200-square-foot privacy yard requirement for each single family attached dwelling unit;

- Reaffirmation of a modification of subsection 5100.2.D(8) of the Zoning Ordinance on the minimum distances between residential and commercial buildings and the Dulles International Airport Access Highway and Dulles Toll Road right-of-way from 200 feet from residential buildings and 75 feet for office buildings to 70 feet and 10 feet respectively;

- Reaffirmation of a waiver of subsection 5107.3 of the Zoning Ordinance for private streets in a residential development to exceed 600 feet in length;

- Reaffirmation of a modification of subsection 5108.5 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the CDP/FDP; and

- Reaffirmation of a modification of subsection 6101.3 of the Zoning Ordinance for the loading space requirements to that shown on the CDP/FDP.

ATTACHED DOCUMENTS:
Proffers dated July 8, 2025

CD

Midline

Proffered Condition Amendment

PCA 2016-HM-024

January 10, 2025
April 10, 2025
May 21, 2025
July 8, 2025

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 8100.2.D of the Zoning Ordinance of Fairfax County (2023, as amended, the "***Zoning Ordinance***"), CRS Midline I, LC for itself and its successors and assigns (the "***Applicant***"), proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as 17-4 ((18)) 1B and 17-4T ((18))1B (collectively, the "***Property***") will be in accordance with the proffers approved by the Fairfax County Board of Supervisors (the "***Board***") on December 4, 2018 (the "***Original Proffers***") pursuant to Rezoning RZ 2016-HM-024 (the "***Rezoning***"), as amended pursuant to the proffers herein (the "***2025 Proffers***") (the Original Proffers and the 2025 Proffers collectively, the "***Proffers***"), if, and only if, Proffered Condition Amendment 2016-HM-024 (the "***2025 PCA***") is granted. All defined terms in the Original Proffers have the same meaning in the 2025 Proffers. In the event the 2025 PCA is denied, the 2025 Proffers will immediately be null and void, and the Original Proffers and any and all development conditions applicable to the Property, will remain in full force and effect.

Original Proffer 5(A)(i) (Proposed Development, Development of Block A and Block B, Building A1) amended as follows:

> Building A1. A building consisting of up to 160,000 square feet of gross floor area and up to 127 independent living units (the "'***Independent Living Units***") or age-restricted dwelling units (the "***Age-Restricted Units***") and an assisted living facility consisting of up to 25,000 square feet of gross floor area and up to 33 assisted living beds/units (the "***Assisted Living Units***") and up to 21,950 square feet of gross floor area of non-office, non-residential secondary uses as permitted under Section 4101.2 of the Zoning Ordinance ("***Secondary Uses***") within the building identified as Building A1 on the Conceptual/Final Development Plan ("***CDP/FDP***") associated with the Rezoning ("'***Building A1***").

Original Proffer 32 (High Visibility Crosswalks) amended as follows:

> High Visibility Crosswalk. Subject to approval of the Virginia Department of Transportation ("***VDOT***") and the Fairfax County Department of Transportation ("***FCDOT***"), the Applicant will, prior to issuance of the first Residential Use Permit ("***RUP***") or Non-Residential Use Permit ("***Non-RUP***") for Building A1, install one high-visibility crosswalk at the intersection of Wiehle Avenue and Reston Station Boulevard, in the general location depicted on Sheet C-07 of the CDP/FDP.

New Proffer 68 (Sanitary Sewer) added as follows:

> Sanitary Sewer. Having completed and provided a sanitary sewer capacity analysis to Wastewater Management ("***WPMD***") as part of site plan review, the Applicant will complete the downstream improvement resulting therefrom prior to issuance of the first RUP or Non-RUP for Building A1.

[SIGNATURES FOLLOW]