

# Reston Planning & Zoning Committee

*To be completed by project applicant and submitted with project documents prior to scheduled meeting.*

<b>Project Name</b>	
<b>Owner/Developer</b>	
<b>Application Number(s)</b>	
<b>Scheduled P&amp;Z Date</b>	
<b>Project Representative</b>	
<b>Hearing Date(s)</b>	
<b>Existing RA, RTC, or N/A</b>	
<b>Notes</b>	

<b>Existing Zoning</b>	<b>Proposed Zoning and Why</b>
<b>Site Conditions</b>	<b>Proposed Condition (include number of res. Units)</b>
<b>Site Acreage</b>	<b>Notes</b>

## 1. Comprehensive Plan Guidance

Land Use Designation (area of Comp. Plan): Example: Reston Town Center Transit Station Area, Reston Town Center TOD District, Transit Station Mixed Use

	<b>Plan Guidance</b>	<b>Proposed</b>	<b>Notes /Explanation of Variance to Guidance</b>
<b>Density (FAR/GFA)</b>			
<b>Mix of Uses</b>			
<b>Residential Units</b>			

Relevant Comprehensive Plan Text (if applicable):

Explanation of conformance to the Comprehensive Plan:

**Comprehensive Plan Urban Park Land Requirement**

1.5 acres of urban parkland per 1,000 residents and 1.0 acres per 10,000 employees

Required	Provided

**Comprehensive Plan – Calculation of Publicly Accessible Open Space**

The open space goal should be 20 percent the net lot area (total lot area not including areas for public or private streets and 12 feet of streetscape area).

Required	Provided

**Comprehensive Plan Athletic Field Contribution**

Required	Provided (proffered)
\$1.72 per square foot GFA	

## 2. Zoning Ordinance Compliance

<b>Proposed Zoning District</b>	
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	<b>Permitted</b>	<b>Proposed</b>	<b>Notes</b>
<b>Use</b>			
<b>Lot Size</b>			
<b>Density</b>			

Please describe the relationship of the requested district to the surrounding properties district designations:

### Zoning Ordinance Open Space Requirement

<b>Required</b>	<b>Provided</b>
15%	

**Notes:** Based on gross site area

<b>Required Rec Expenditure per Residential Unit</b>	<b>Provided On Site?</b>	<b>Financial Contribution (FCPA or RA)?</b>
\$1,900 (non-ADU units)		

**Notes:**

### Tree Canopy Requirements

#### 10-Year Tree Canopy Requirement

<b>Required</b>	<b>Provided</b>
10%	

#### Tree Preservation Requirement

<b>Existing Tree Canopy Coverage</b>	<b>Percent that should be met through preservation</b>	<b>Provided</b>

### Parking Requirements

Current	Required	Provided

### Affordable and Workforce Housing Requirements

	Required	Provided
ADU		
WDU		

Notes:

### Stormwater Management Requirements

	Required	Provided
Quantity (SWM)		
Quality (BMPs)		

Notes/Narrative:

## 3. Transportation/Traffic Impacts

Walking Distance and path to Metro:

### Bicycle and Pedestrian Impacts/Improvements

Please list any bicycle and/or pedestrian improvements to be included as part of the development.

How do these improvements address the following plans?

- Fairfax County Trail Plan
- Fairfax County Bicycle Master Plan

### Traffic Impacts

List all transportation improvements required based on VDOT and FCDOT traffic impact analysis, including any Tier 2 or 3 specific projects identified in the Reston Network Analysis. Please also state the contribution planned for the Reston Road Fund.

Provide traffic impact analysis of the proposed project in comparison to actual current/exiting site development and use (please attach).

## 4. Organizations & Associations

### Public Art Reston

Have you contacted PAR and identified a potential location on site for public art? Mark yes or no.

YES	NO

Notes:

### Reston Association

Has membership with Reston Association been considered? Mark yes or no. If no, and project is not within the existing Reston Town Center Association boundary, please state why.

YES	NO	Notes

### Design Review

Has the project been reviewed by an architectural review body in Reston? Are there plans for review either formally (as required by membership) or informally? Please mark and fill out the boxes accordingly.

Reston Arch. Review	Complete	Planned	Notes
RA Design Review Board			
RTCA Design Review Board			

### **Community Coordination**

How has the surrounding neighborhood been engaged in the development of this project? Please list all community groups or HOAs contacted and meetings held or planned.

**5. List and justify all Requested Waivers/Modifications (attach list of proffers)**

**6. List Sustainability Goals**

**7. Other Notes (include benefits to Reston)**