

**PZ-2009-05: RESOLUTION ON BRAC APR NOMINATION  
08-IV-9S**

**1. WHEREAS** Scannell Properties has submitted nomination 08-IV-9S to change the Comprehensive Plan for 118.3 acres roughly located south of the Fairfax County Parkway, west of Telegraph Road, and east of Cinder Bed Road, and

**2. WHEREAS** The current zoning permits by-right development of 786,650 sf of I-6 industrial use plus 81 houses in an R-1 district, and

**3. WHEREAS** The County planning staff has recommended an alternative to the nomination and the alternative is acceptable to the applicant, and

**4. WHEREAS** The alternative nomination proposes to eliminate the housing component, and

**5. WHEREAS** The alternative nomination proposes to spread out the industrial use over land that is currently zoned I-6 and R-1 with the effect of reducing the intensity of the industrial use and reducing building heights, and

**6. WHEREAS** The alternative nomination includes both office use and light industrial use, and

**7. WHEREAS** The alternative nomination results in a total development of 465,000 sf, which is less than allowed by the current zoning, and

**8. WHEREAS** The 58.87 acres that are within a Resource Protection Area would be deeded to the County Park Authority as an addition to the adjacent County parkland, and

**A. THEREFORE, BE IT RESOLVED**, that the Mount Vernon Council of Citizens' Associations does not oppose the recommended staff alternative for BRAC APR nomination 08-IV-9S, as presented.