

GENERALIZED LAND DEVELOPMENT NARRATIVE

Zoning of a 4.5-acre portion of Tax Parcel 37-A-41A

The Potomac and Rappahannock Transportation District Commission and the Northern Virginia Transportation Commission request a zoning designation of I-1 for a 4.5-acre parcel that is part of Tax Parcel 37-A-41A, which is owned by Crossroads Associates, LLC. The Potomac and Rappahannock Transportation District Commission and the Northern Virginia Transportation Commission are proposing to purchase 19.514 acres of Tax Parcel 37-A-41A from Crossroads Associates including the 4.5 parcel to expand the Virginia Railway Express (VRE) Crossroads Maintenance and Storage Facility. The existing VRE Facility is located on Parcel 37-A-41E, which is adjacent to property in question. According to the County Commissioner of Revenue records, the 4.5-acre parcel is part of Tax Parcel 37-A-41A. However, the 4.5-acre parcel is incorrectly shown on County plat records as part of the CSX railroad right-of-way. Because of this error, the 4.5-acre parcel is not zoned according to County zoning maps. However, based on discussions with the County Zoning Administrator, the 4.5-acre parcel should be zoned I-1. This I-1 zoning would be consistent with the County's previous re-zoning of Tax Parcel 37-A-41A, the plan for the development of the Crossroads Station on the larger parcel, the plan for the VRE expansion, and the County's Comprehensive Plan. The zoning designation of I-1 for the 4.5-acre parcel would have no adverse impacts to the surrounding parcels or the citizens or infrastructure of the County. Zoning designation of I-1 for the 4.5-acre parcel would correct the zoning records, make the zoning consistent with the tax parcel recognized by the assessment records, and make the zoning consistent with the development plan and zoning for the VRE Crossroads Maintenance and Storage Facility. Attached figures show the portion of Tax Parcel 37-A-41A that is proposed to be acquired and show the proposed expansion of the VRE Maintenance and Storage Facility.

Crossroads Associates acquired the 4.5-acre parcel and other property amounting to about 840 acres in 1999 from Commonwealth Atlantic Land Company via a deed dated December 29, 1999 in Deed Book 1772 (page 613). Since 1999, Crossroads Associates has been developing the 37-A-41A and other parcels as a mixed-use real estate venture known as Crossroads Station. The real estate venture included the re-zoning of about 46 acres to MU-5 (Mixed Use), but the largest portion of Parcel 37-A-41A is zoned I-1, including the portion that is proposed for acquisition and expansion of the VRE Crossroads Maintenance and Storage Facility.