REZONING SUMMARY

**PETITIONER & OWNER:**
CAMDEN DEVELOPMENT, INC.
1420 SPRING HILL RD
SUITE 200
MCLEAN, VA 22102

**REZONING SITE AREA (GROSS):** 4.18 Acres

**AREA TO BE DEDICATED (PROVIDENCE ROAD):** 0.26 Acres

**REZONING SITE AREA (NET):** 3.92 Acres

**TAX PARCEL #:** 183-121-11

**EXISTING ZONING:** R-12MF

**PROPOSED ZONING:** R-17MF

**EXISTING USES:** 407 MULTI-FAMILY RESIDENTIAL UNITS.

**PROPOSED USES:** UP TO 580 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.

**MAX. BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE, BUT NOT TO EXCEED FOUR STORIES.

**PARKING:**
- REQUIRED: 1.50/UNIT
- PROVIDED: 1.50/UNIT

**OPEN SPACE:** A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE/OPEN SPACE AREAS AS DEFINED BY THE TREE ORDINANCE.

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**REZONING PLAN**

- **Scale:** 1" = 80'
- **Legend:**
  - [Color Legend]
  - [Line Legend]
1. Site Description:

a. The Site is a 7-acre development opportunity, located at 4100 Providence Road (the "Site").

b. The Site will be developed in phases, with the first phase consisting of a 30-acre single family housing development.

c. Parking, and a commercial building development, will be included in the site plan.

d. The Site will be accessed via a connecting road from Providence Road and a secondary road from the adjacent development.

e. The Site is bounded by Providence Road to the north, and the proposed commercial building to the south.

f. The Site will be developed in phases, with the first phase consisting of a 30-acre single family housing development.

2. Architectural Standards:

a. The Architectural Standards will be developed in phases, with the first phase consisting of a 30-acre single family housing development.

b. The Site will be accessed via a connecting road from Providence Road and a secondary road from the adjacent development.

3. Signage:

a. The Signage will be developed in phases, with the first phase consisting of a 30-acre single family housing development.

b. The Site will be accessed via a connecting road from Providence Road and a secondary road from the adjacent development.

4. Easements:

a. The Easements will be developed in phases, with the first phase consisting of a 30-acre single family housing development.

b. The Site will be accessed via a connecting road from Providence Road and a secondary road from the adjacent development.

5. Rezoning:

a. The Rezoning will be developed in phases, with the first phase consisting of a 30-acre single family housing development.

b. The Site will be accessed via a connecting road from Providence Road and a secondary road from the adjacent development.