



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

**REVISED:**

Correct Application attached

August 28, 2019

Elizabeth D. Baker  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Blvd., Suite 1300  
Arlington, Virginia 22201

RE: Rezoning Application RZ 2017-PR-015  
(Concurrent with Proffered Condition Amendment Application PCA 2014-PR-004 and  
Proffered Condition Amendment Application PCA 88-D-005-09)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 16, 2019, granting Rezoning Application RZ 2017-PR-015 in the name of PS Business Parks, L.P. The Board's action rezones certain property in the Providence District from the C-3 District to the PTC District to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.80, located in the N.W. and N.E. quadrants of Westpark Drive and Westbranch Drive, on approximately 38.84 acres of land, Tax Map 29-4 ((7)) C1, C2, 1A2, 7A1, 8 and 11A and 29-4 ((7)) (1) 7C (pt.), subject to the proffers dated July 10, 2019.

Please note that on July 10, 2019, the Planning Commission approved Final Development Plan Application FDP 2017-PR-015, subject to the Development Conditions date July 10, 2019.

**The Board also:**

- Modified Section 2-505 to permit structures and/or plantings on a corner lot at an intersection as shown on the CDP/FDP and as proffered
- Modified Section 2-506 to permit parapet walls, cornices, or similar projections up to a maximum height of six feet
- Modified Section 10-104.3.E to increase the maximum fence height from seven feet to fourteen feet
- Modified Sections 11-201 and 11-203 to permit the minimum number of required loading spaces as shown on the CDP/FDP

**Clerk to the Board of Supervisors**

12000 Government Center Parkway, Suite 552  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711

Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

<http://www.fairfaxcounty.gov/bosclerk>

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Supervisor Linda Q. Smyth, Providence District  
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration  
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development  
Mavis Stanfield, Deputy Zoning Administrator, Dept. of Planning and Development  
Michael Liddle, Director, GIS Services, Department of Information Technology  
Jeff Hermann, Section Chief, Transportation Planning Division  
Andrea Dorlester, Park Planning Branch Manager, FCPA  
Abdi Hamud, Program Administrator, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools  
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on July 16, 2019 the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2017-PR-015  
(Concurrent with Proffered Condition Amendment Applications  
PCA 2014-PR-004 and PCA 88-D-005-09)**

**WHEREAS**, PS Business Parks, L.P. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3 District to the PTC District

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PTC District and said property is subject to the use regulations of said PTC District and further restricted by the conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 16th day of July 2019.



Catherine A. Chianese  
Clerk to the Board of Supervisors