



# County of Fairfax, Virginia

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

September 26, 2007

Francis A. McDermott  
Hunton & Williams, LLP  
1751 Pinnacle Drive, Suite 1700  
McLean, Virginia 22102

RE: Proffered Condition Amendment Application PCA 87-S-039-06

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 24, 2007, approving Proffered Condition Amendment Application PCA 87-S-039-06 in the name of Fairfax Corner Retail L.C., to amend the proffers and conceptual development plan for Rezoning Application RZ 87-S-039, previously approved for mixed use development, to permit building additions and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.96, subject to the proffers dated September 24, 2007. The subject property is located in the northeast quadrant of the intersection of Monument Drive and Government Center Parkway on approximately 30.24 acres of land zoned PDC in the Springfield District [Tax Map 56-1 ((1)) 47G1, 47H, 47J 47K, 47L, 47P, 47Q, 47R, 47S, and 47T].

The Planning Commission had previously approved Final Development Plan FDPA 87-S-039-10 on September 20, 2007, subject to Final Development Plan Conditions dated September 19, 2007, and to the Board's approval of PCA 87-S-039-06.

**The Board also:**

- Modified the PDC Standards to permit a maximum of 1,447,062 square feet of residential uses.
- Waived the transitional screening and barrier requirements between the residential and non-residential uses within the original application area.
- Modified the loading space requirement for the residential uses to allow one loading space per residential building.

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12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

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Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

Sincerely,

Handwritten signature of Nancy Vehrs in black ink, with the name written in a cursive style.

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms  
Enclosure

Cc: Chairman Gerald E. Connolly  
Supervisor Elaine McConnell, Springfield District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director – Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, 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 the 24<sup>th</sup> day of September, 2007, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 87-S-039-06**

**WHEREAS**, Fairfax Corner Retail L.C. filed in the proper form an application to amend the proffers for RZ 87-S-039 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

**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

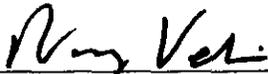
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 24th day of September, 2007.

  
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Nancy Vehrs *Paul J.*  
Clerk to the Board of Supervisors