



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

Lynne J. Strobel
Walsh, Colucci, Lubely, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

RE: Proffered Condition Amendment Application PCA 2003-HM-004

Dear Ms. Strobel:

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 2003-HM-004 in the name of Dulles Center, LLC, to amend the proffers and conceptual development plan for Rezoning Application RZ 2003-HM-004, previously approved for mixed use development to permit site modifications with an overall Floor Area Ratio (FAR) of 0.63. The subject property is located in the northwest quadrant of the intersection of Centreville Road and Coppermine Road on approximately 4.91 acres of land zoned PDC in the Hunter Mill District [Tax Map 16-3 ((1)) 6A and 6B (formerly known as 16-3 ((1)) 6), and 16-3 ((1)) 36, and a portion of Old Centreville Road public right-of-way to be vacated and/or abandoned], and is subject to the proffers dated September 12, 2007. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Old Centreville Road to proceed under Section 15.2-2272 (2) and 33.1-151 of the *Code of Virginia*).

The Planning Commission had previously approved Final Development Plan FDPA 2003-HM-004 on September 11, 2007, subject to Final Development Plan Conditions dated September 6, 2007, and to the Board's approval of PCA 2003-HM-004.

Office of Clerk to the Board of Supervisors
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The Board also:

- Modified the transitional screening requirements in favor of that shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP).
- Modified and waived the barrier requirements in favor of those shown on the CDP/FDP.
- Waived the loading space requirement for the drive-through bank.

Sincerely,


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

Cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill 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 24th day of September, 2007, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2003-HM-004**

WHEREAS, Dulles Center, LLC filed in the proper form an application to amend the proffers for RZ 2003-HM-004 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

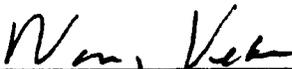
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill 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.



Nancy Vels *Smith*
Clerk to the Board of Supervisors