



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

August 25, 1995

Robert A. Lawrence, Esquire
Hazel and Thomas, P.C.
3110 Fairview Park Drive - Suite 1400
Falls Church, Virginia 22042-4505

RE: Proffered Condition Amendment
Number PCA 84-L-020-7
(Concurrent with SE 95-L-010)

Dear Mr. Lawrence

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 31, 1995, approving Proffered Condition Amendment PCA 84-L-020-7 in the name of Albert J. Dvoskin, Trustee, subject to the proffers dated July 5, 1995, on subject parcels 100-1 ((1)) 10B consisting of approximately 8.91 acres in Lee District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvs., OCP
Robert Moore, Trnsprtn.Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvs., Park Authority

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 31st day of July 1995, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 84-L-020-7
(CONCURRENT WITH SE 95-L-010)

WHEREAS, Albert J. Dwoskin, Trustee filed in proper form, an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.1.491(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

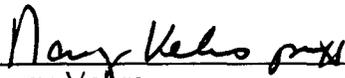
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee 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., § 15.1491(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 31st day of July, 1995.



Nancy Vears
Clerk to the Board of Supervisors

September 30, 1994

RECEIVED
OFFICE OF ZONING & PLANNING

JAN 3 1995

ZONING EVALUATION DIVISION

**DESCRIPTION OF
PARCEL "A", SECTION 9B
LANDSDOWNE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the northwesterly line of Telegraph Road (Route 611) marking the southwesterly corner of Hilltop Sand and Gravel Company; thence running with the northwesterly lines of Telegraph Road the following courses: S 39° 46' 23" W, 49.09 feet; S 42° 16' 02" W, 100.00 feet; S 45° 50' 22" W, 227.53 feet and S 68° 57' 27" W, 121.08 feet to a point; thence departing Telegraph Road and running with the easterly line of Parcel G, Section 4, Landsdowne N 37° 47' 19" W, 827.32 feet and N 44° 59' 16" E, 119.80 feet to a point on the southerly line of Morning Glen Lane as dedicated with Section 2, Landsdowne; thence running with the southerly lines of Section 2, Landsdowne with a curve to the left whose radius is 55.00 feet and whose chord is N 82° 56' 04" E, 46.52 feet, an arc distance of 48.03 feet and N 73° 38' 35" E, 376.30 feet to a point on the westerly line of Beulah Street (Route 613) marking the northwesterly corner of the aforementioned Hilltop Sand and Gravel Company; thence departing Beulah Street and running with the westerly lines of Hilltop Sand and Gravel Company the following courses: with a curve to the left whose radius is 944.05 feet and whose chord is S 34° 34' 26" E, 418.52 feet, an arc distance of 422.03 feet; S 47° 22' 52" E, 202.16 feet and with a curve to the right whose radius is 40.00 feet and whose chord is S 03° 48' 14" E, 55.15 feet, an arc distance of 60.85 feet to the point of beginning, containing 8.91829 acres of land.

PCA 84-L-020-7
A.J. Dwoskin, Trustee
July 5, 1995

PROFFERS

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950 as amended), the applicant hereby proffers to develop the subject property in accordance with the following conditions, provided the Board of Supervisors approves PCA 84-L-020-7 and SE 95-L-010 and the Fairfax County Planning Commission approves FDP 84-L-020-4, all as proffered herein. For the purpose of these proffers, the term "Developer" refers to the applicant herein, his successors or assigns.

1. Proffer Numbers 111, 127, and 129 of the Proffers in RZ 84-L-020, DPA C-448-2 are hereby rendered null and void as they affect the portion of the property subject to PCA 84-L-020-7 and superseded by the proffers set forth herein. All other proffers remain in full force and effect on the property, subject to the conceptual development plan amendment and final development plan proffers stated herein.
2. **Conceptual Development Plan.** Development of the portion of property effected by this conceptual development amendment shall be in conformance with the plan entitled "Conceptual Development Plan," Dwoskin/Landsdowne Centre ("CDP"), Sheet 1 of 2, prepared by Dewberry & Davis, last revised as of June 16, 1995.
3. **Final Development Plan.** Development of the property shall be in conformance with the Final Development Plan entitled, "Final Development Plan, Special Exception Plat," Dwoskin/Landsdowne Centre ("FDPA/SE"), Sheet 2 of 2, prepared by Dewberry & Davis, last revised as of June 16, 1995.
4. **Minor Modifications.** Pursuant to paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as referenced on the FDP or as further determined by the Zoning Administrator.
5. **Telegraph Road (Route 611).** At the time of site plan approval or upon demand of VDOT or Fairfax County, whichever occurs first, the Developer shall dedicate and convey in fee simple to the Board of Supervisors right-of-way in accord with VDOT project no. 0611-029-303, C503, subject to Virginia Department of Transportation ("VDOT") approval. All density related

to such dedication is hereby reserved pursuant to paragraph 4 of Sect. 2-308 of the Zoning Ordinance. Associated temporary construction easements and ancillary utility easements shall also be granted at no additional costs, provided said easements do not prevent the development of the subject property as proffered.

6. **Beulah Street (Route 613).** At the time of site plan approval or upon demand of VDOT or Fairfax County, whichever occurs first, the Developer shall dedicate and convey in fee simple to the Board of Supervisors right-of-way for Beulah Street along the frontage of the subject property in accordance with VDOT Project Plan NO. 0613-029-309, C504. All density/intensity related to such dedication is hereby reserved pursuant to paragraph 4 of Section 2-308 of the Zoning Ordinance. Associated temporary construction easements and ancillary utility easements shall also be granted at no additional costs, provided said easements do not prevent the development of the subject property as proffered.
7. **Transportation Contributions.** At the time of site plan approval, the Developer shall provide a cash contribution to VDOT of \$227,000 for Beulah Street/Telegraph Road improvements and traffic signalization, as determined by VDOT. Using the Board of Supervisors date of the subject PCA/SE as a base date, the contribution payment shall be adjusted in accord with the Construction Cost Index as publicized in the Engineering News Record by McGraw Hill at the time of payment. Additionally, the Developer shall provide VDOT either payment for the construction of a deceleration lane into the center from Telegraph Road or shall construct such improvements subject to VDOT's approval.
8. **Traffic Signal.** The Developer shall install a traffic signal on Beulah Street at the site's entrance, subject to VDOT approval. The timing of this signal will be coordinated with the traffic signal proposed at the intersection of Beulah Street and Telegraph Road.
9. **Non-residential use permits** shall not be issued for subject property uses until the realignment of Beulah Street from View Lane to Telegraph Road is open to the public for traffic.
10. **Fast Food Restaurants.** Fast food restaurants shall be limited to in-line locations in Building Nos. 2, 5 and/or 6. No fast food restaurant shall exceed 3,500

square feet in size and no drive-throughs will be permitted. There will be no more than one fast food restaurant selling primarily ready-to-consume hamburgers or fried chicken. Other restaurants which qualify under the Fairfax County Zoning ordinance as "fast food restaurant," but do not sell primarily ready-to-consume hamburgers or fried chicken are not subject to the above limitations; these include, but are not limited to, delicatessens, submarine sandwich shops, pizza parlors, bagel shops, donut shops, ice cream yogurt and frozen dessert stores, rotisserie or grilled chicken and bakeries, etc.

11. **Public Library.** The Developer shall provide 15,000 square feet of building space (shell construction) for public library purposes. The Developer shall provide this space to the Fairfax County library system rent free, for a twenty (20) year term (unless otherwise reduced by Fairfax County), subject to charges for utilities and a pro rata share of real estate taxes as may be applicable, insurance, and the common area maintenance costs. Additionally, the County shall be granted the right to exercise two (2), ten (10) year options at the following rental rates plus utilities, and a pro-rata share of real estate taxes, insurance and common area maintenance costs, as referenced above): 1) the first ten (10) year option, if exercised, shall be at fifty percent (50%) of the then market rental rate and 2) the second ten (10) year option, to be exercised consecutively shall be, at seventy-five percent (75%) of the then market rental rate. The library shall be located in Building No. 6. The issuance of a building permit for the construction of the library shell shall occur prior to, or concurrent with, the issuance of shell permits for Building Nos. 2, 3, 5 and 6. Construction of the library shell will be completed prior to the issuance of Non-Residential Use Permits (Non-Rups) for tenants located in Building Nos. 2, 3, 5 and 6.
12. **Architecture and Landscaping.** The architecture of Building Nos. 2, 5 and 6 shall be: 1) a traditional style (including gable features along the roof line), 2) of the quality and character depicted on the illustrative drawing entitled "Landsdowne Center," prepared by Richard Thomas Clausen, attached hereto as Exhibit "A", and, 3) generally consisting of a combination of dryvit with brick and/or block trim, glass storefronts, and asphalt shingle roofs. The color scheme shall be earth tones, and the shingles shall be similar in color to those of the Landsdowne

residential community. The rear elevations of Building Nos. 2 and 5 shall consist primarily of dryvit. Building No. 6 shall contain two primary frontal elevations, one facing the Telegraph Road side of the center and the other facing the Beulah Street side. All elevations of the drive-through bank and day care will be finished in the same building material as the front elevations of each building and shall be harmonious with other buildings in the center. Landscaping shall be of the quality and character shown on the FDP, as approved by the Urban Forester. Modifications to the architecture or landscaping shall be permitted subject to the administrative approval of the Lee District planning commissioner. Individual tenant "wall" signs for Buildings Nos. 1, 2, 3, 5, and 6 shall consist of channel letters. The gas station shall be permitted to have canopy/wall and price signage in accord with its corporate brand signage subject to the requirements of Fairfax County Ordinances. The center monument sign(s) shall be designed to be of similar/complementary style to the architecture of the center.

13. **Off-Site Buffering.** Supplemental landscaping and berming shall be provided on the Landsdowne residential property in general accord with the Plan entitled "Landscape Pond #2 and Landscape Enhancements", dated December 24, 1994, as revised through May 10, 1995. Said plan is attached hereto as Exhibit "B" and the Sections Plan prepared by Dewberry and Davis dated February 7, 1995, attached hereto as Exhibit "C", subject to the approval of the Landsdowne Community Association and Virginia Power (and/or other easement owner if that be the case). The supplemental landscaping and berming is identified on the Sections Plan as "proposed".
14. **Tree Protection.** Reasonable efforts shall be made to attempt to protect an existing large chestnut oak tree located in the vicinity of the day care play area in coordination with the Urban Forester. However, such attempts shall not require the Developer to redesign its FDP and it is recognized that preservation may not be possible.
15. **Storm Water Detention Facility Construction and Maintenance.** The Developer will be responsible for constructing improvements to existing stormwater detention facilities located within the Landsdowne Community Association common open space to accommodate the Developer's detention needs in addition to the

capacity currently provided for the Community Association, subject to DEM approval. The existing stormwater detention facilities that will be improved are the pond lying north of Morning Meadow Drive and the pond lying south of Morning Drive as depicted on Exhibit "A". Said construction shall be subject to County requirements and the granting of any additional easements that may be necessary by the Landsdowne Community Association. Upon the construction of said improvements, the maintenance of stormwater detention facilities that jointly serve Landsdowne Center and the Landsdowne Community Association shall be subject to County requirements and shall be fully maintained by the owner of Landsdowne Center in accordance with mutually acceptable maintenance agreements with the Landsdowne Community Association. If for whatever reason, stormwater management cannot be accommodated in the existing facilities located with the Landsdowne Community Association common open space, it will be accommodated on-site, subject to the approval of DEM, and the development plan may be subject to minor modifications to enable such accommodation or the Developer will file an application for a FDPA.

16. **Child Care.** The Developer shall obtain Health Department approval prior to the issuance of a Non-RUP for the child care center. Maximum daily enrollment shall be determined by the Health Department; however, in no case shall maximum daily enrollment exceed 180 children. The maximum number of employees on the site at any one time shall be twenty (20). The hours of operation for the child care center shall be limited to 6:30 a.m. to 9:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday.
17. **Telegraph Road Entrance.** The Developer shall provide channelization and/or signage at the site's entrance at Telegraph Road as may be needed to limit the access to the site to a right in/right out operation subject to Department of Environmental Management (DEM) and VDOT's approval.
18. The developer shall contribute \$25,000 to Fairfax County to be utilized for a traffic signal at View Lane and Beulah Street or for other transportation improvements in the vicinity of the subject property, as determined by the Lee District Supervisor. Said contribution shall be made in five (5) equal annual installments of \$5,000 each with the first annual installment being paid one (1) year from the date of

issuance of the first Non-RUP on the subject property
and annually thereafter for the next four (4) years.

Albert J. Dwoskin, Trustee

Albert J. Dwoskin, Trustee

Attachments
02195\303\prof2.fnt

EXHIBIT A.

LANDSDOWNE CENTER



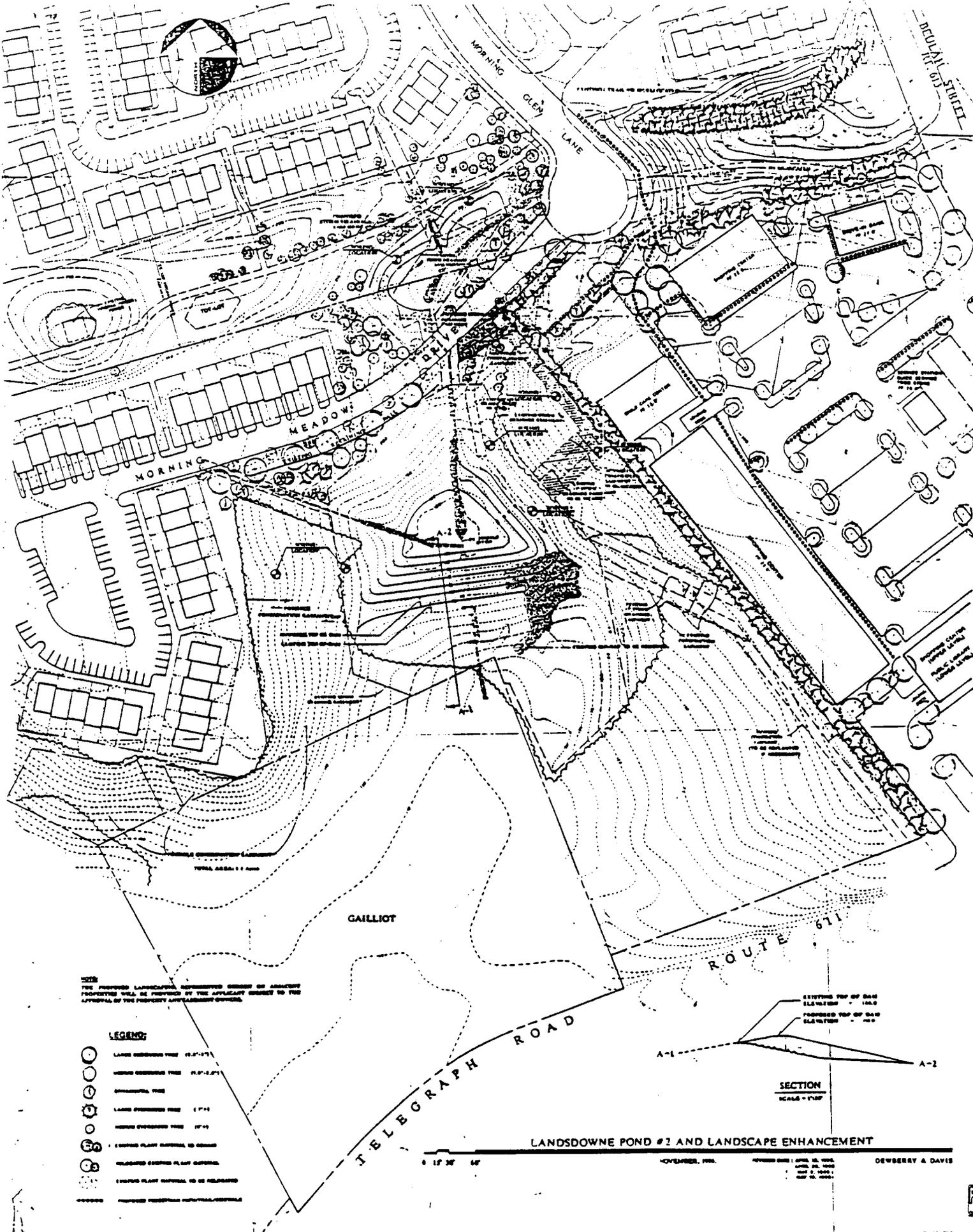
FRONT ELEVATION

RICHARD THOMAS CLAUSEN AIA
210 N. LEE ST., SUITE 201
ALEXANDRIA, VIRGINIA 22314
ARCHITECTURE • DEVELOPMENT
(703)548-3222

NO.	DATE	REVISIONS

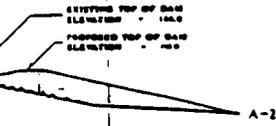
PROJECT TITLE: LANDSDOWNE CENTER
DATE: 11/11/97
SHEET ELEVATION 01 OF 10 SHEETS
SHEET TITLE: FRONT ELEVATION

A1



NOTE:
THE PROPOSED LANDSCAPE REPRESENTS ONE OF MANY
ALTERNATIVES WHICH WILL BE PROVIDED BY THE APPLICANT SUBJECT TO THE
APPROVAL OF THE PROPERTY APPEALS BOARD OFFICER.

- LEGEND:**
- LARGE MATURE TREE (12.5'-17')
 - MEDIUM MATURE TREE (10'-12.5')
 - SMALLER TREE (7'-10')
 - LARGE SPREADING TREE (17'-21')
 - MEDIUM SPREADING TREE (12'-15')
 - PLANTED PLANT MATERIAL TO BE MAINTAINED
 - PLANTED PLANT MATERIAL TO BE REPLACED
 - PLANTED PLANT MATERIAL TO BE REMOVED

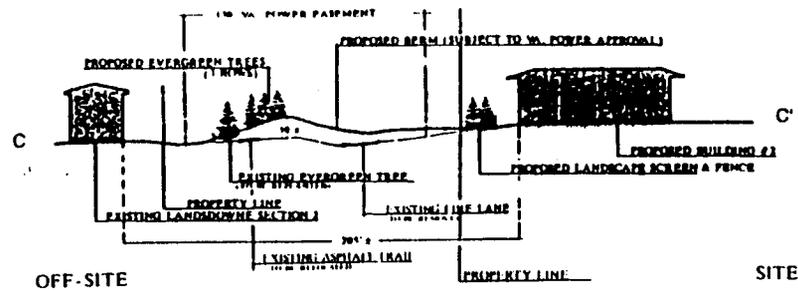
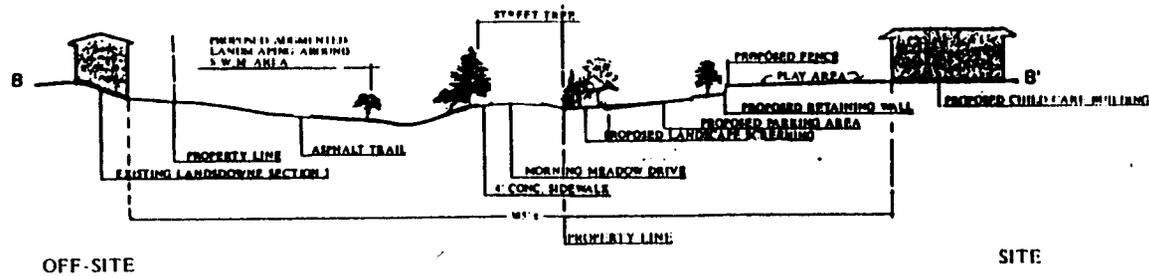
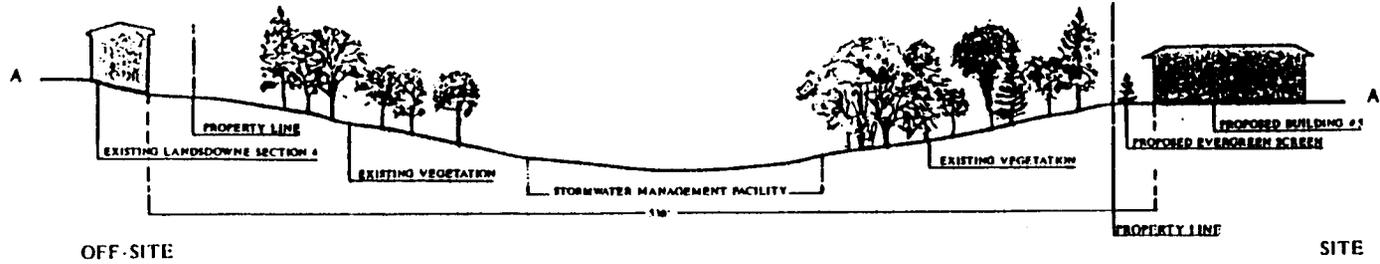


SECTION
SCALE = 1"=10'

LANDSDOWNE POND #2 AND LANDSCAPE ENHANCEMENT

0 12 36 48 NOVEMBER, 1988 DEWBERRY & DAVIS

EXHIBIT C

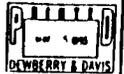


SECTION LOCATION MAP



SCALE: 1" = 200'

NOTE:
THE PROPOSED LANDSCAPING REPRESENTED HEREON ON ADJACENT PROPERTIES WILL BE PROVIDED BY THE APPLICANT SUBJECT TO THE APPROVAL OF THE PROPERTY AND EASEMENT OWNERS.



PLANNING COMMISSION PROPOSED DEVELOPMENT CONDITIONS

July 10, 1995

FDP 84-L-020-4

If it is the intent of the Planning Commission to approve Final Development Plan FDP 84-L-020-4 for secondary uses of a commercial nature and offices in the PDH District, pursuant to Sect. 6-103, on property located at Tax Map Parcel 100-1 ((1)) 10B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject site shall be in substantial conformance with the combined Final Development Plan/ Special Exception Plat (FDP/SE Plat) entitled Dwoskin/Landsdowne Centers, prepared by Dewberry and Davis, dated December 22, 1994 and revised through June 16, 1995.
2. Prior to issuance of a Non-Residential Use Permit (Non-RUP) for the child care center, Health Department approval for the use shall be obtained. Maximum daily enrollment shall be determined by the Health Department; however, in no case shall the maximum daily enrollment exceed 180 children. The maximum number of employees on the site at any one time shall be twenty (20).
3. Hours of operation for the child care center shall be limited to 6:30 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday.
4. The outdoor play area located adjacent to the child care center in Building 3 shall be enclosed by a fence which is either black or green vinyl link or compatible with the rest of the center in color and materials, subject to the approval of DEM.
5. The service station quick service food store shall not exceed 1,600 gross square feet in size.
6. The hours of operation of the service station shall not exceed 6 a.m. to 12 midnight, seven (7) days per week.
7. The types of items which may be sold in the service station quick service food mart shall be limited to prepackaged items which are normally sold from vending machines, including coffee and similar hot beverages, cakes, pies, soft drinks, juices, dairy products, prepackaged sandwiches, snack food items, e.g., pretzels, potato chips, etc., cookies, assorted gum, cigarettes and tobacco products and similar items. No groceries, other than as above, shall be permitted. Food preparation and the use of microwave ovens shall not be allowed. No alcoholic beverages shall be allowed to be sold. The marketing of video tapes or video machines shall not be allowed on the premises. These restrictions, however, shall not limit the sale of automobile-related products under the definition of service station.
8. All signage utilized on the site shall be in conformance with Article 12 of the Zoning Ordinance.

LEGEND

- EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- - - PROPOSED WATERMAIN
- COMPRESSION PLAN TANK
- EXISTING VEHICLE
- - - PROPOSED DRIVE
- PROPOSED PEDESTRIAN CROSSWALK
- - - PROPOSED PEDESTRIAN WALK
- PROPOSED BUSSTOP LOCATION

LANDSCAPE LEGEND

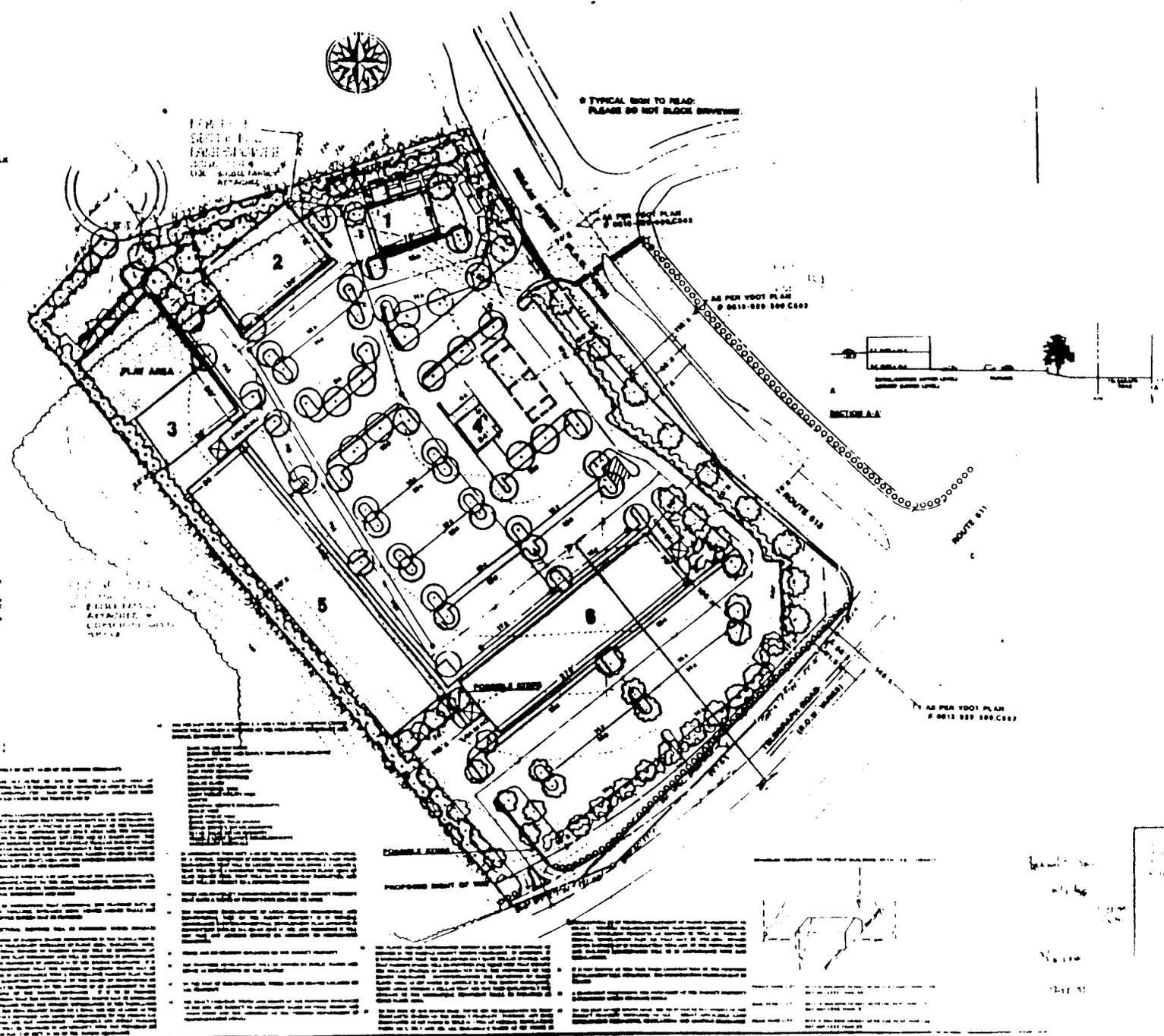
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED MEDIUM DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE EVERGREEN TREE
- PROPOSED SMALL EVERGREEN TREE
- PROPOSED LOW GROWING SHRUB

TABULATION

Item	Quantity	Unit	Value
1. PLANTING	100	sq ft	100
2. PLANTING	200	sq ft	200
3. PLANTING	300	sq ft	300
4. PLANTING	400	sq ft	400
5. PLANTING	500	sq ft	500
6. PLANTING	600	sq ft	600
7. PLANTING	700	sq ft	700
8. PLANTING	800	sq ft	800
9. PLANTING	900	sq ft	900
10. PLANTING	1000	sq ft	1000

Item	Quantity	Unit	Value
1. PLANTING	100	sq ft	100
2. PLANTING	200	sq ft	200
3. PLANTING	300	sq ft	300
4. PLANTING	400	sq ft	400
5. PLANTING	500	sq ft	500
6. PLANTING	600	sq ft	600
7. PLANTING	700	sq ft	700
8. PLANTING	800	sq ft	800
9. PLANTING	900	sq ft	900
10. PLANTING	1000	sq ft	1000

NOTES:
 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANSUR LANSBURG LANDSCAPE ARCHITECTURE HANDBOOK.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANSUR LANSBURG LANDSCAPE ARCHITECTURE HANDBOOK.
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 10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANSUR LANSBURG LANDSCAPE ARCHITECTURE HANDBOOK.



FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAN
 DWOSKIN / LANDSDOWNE CENTER
 EDWARDS & KELCEY

DES

that this is an acceptable application and I share those views. The Lee District Land Use Advisory Committee has recommended approval based on a recommendation of the Landsdowne Homeowners Association and I intend to move favorably on this application. I just have a personal note about this one and I can't let this pass. I am sure astute political observers are aware of the ironies in this case. However, I want to report that Supervisor Alexander and I have worked very closely on the issues and are in complete accord, proving once again that land use in Lee District is a non-partisan effort involving everyone involved or interested. So therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-L-020-7, SUBJECT TO THE PROFFERS DATED JUNE 29, 1995.

Commissioner Hartwell: Second.

Chairman Murphy: Seconded, excuse me, seconded by Mr. Hartwell. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-84-L-020-7, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains. Mr. Sell.

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN 84-L-020-4, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-84-L-020-7, AND TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 WITH ONE CORRECTION:

IN #12, THAT THE HOURS OF OPERATION OF THE SERVICE STATION SHALL NOT EXCEED 6:00 A.M. TO MIDNIGHT.

And I'll leave the minor modification in #13 to be handled by the time of the Board. It doesn't seem to me to be something of major importance tonight.

Commissioner Hartwell: Second.

Chairman Murphy: Seconded by Mr. Hartwell. Is there a discussion of that motion? All those in favor of the motion to approve FDP-84-L-020-4, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Sell and Mr. Byers abstain on that motion.

Commissioner Sell: Mr. Sell doesn't abstain.

Chairman Murphy: Mr. Byers abstains, I said. Mr. Sell.

Commissioner Sell: You caught it too? Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SPECIAL EXCEPTION 95-L-010, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT DATED JUNE 22ND, 1995.

Commissioner Hartwell: Second.

Chairman Murphy: Seconded by Mr. Hartwell. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE-95-L-010, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains.

Commissioner Sell: Mr. Chairman?

Chairman Murphy: Mr. Sell.

Commissioner Sell: Finally, I want to, I can't say enough and words are inadequate to describe my thanks and the help that Mary Ann Godfrey has provided to me and the citizens in this case. As, as Ms. Downer mentioned, if Mrs. Downer didn't have her on the phone today, I did. And we spent a lot of time discussing this case over the past couple of months and she's been very helpful and I think that's been reflected. It's helped the applicant, it's helped the citizens, and it's helped me, and it's going to help the Board. And I thank you very, very much for your service.

Ms. Mary Ann Godfrey: Thank you. Mr. Sell, there is one more motion. The modification of transitional --

Commissioner Sell: I thank you even more for your help. Okay. I don't see that one.

Ms. Godfrey: It's on the front page. A modification of transitional screening and waiver of barrier requirements.

June 29, 1995

PCA-84-L-020-7; FDP-84-L-020-4; SE-95-L-010

Commissioner Sell: Oh, no wonder, you hid it from me. You put it right there where I should have seen it. Right? I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER AROUND THE SITE PERIPHERY.

Commissioner Hartwell: Second.

Chairman Murphy: Seconded by Mr. Hartwell. Is there a discussion of the motion? All those in favor of the motion of waiver, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Chairman Murphy: Motion carries. Mr. Byers abstains.

//

(All four motions carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner Koch not present for the votes; Commissioner Palatiello absent from the meeting.)

PAM

LEGEND
 OPEN SPACE
 TOILET FACILITIES
 DRIVEWAY

LANDSDOWNE FAIRFAX COUNTY, VIRGINIA



VRINITY MAP
 1" = 2000'

NOTES

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

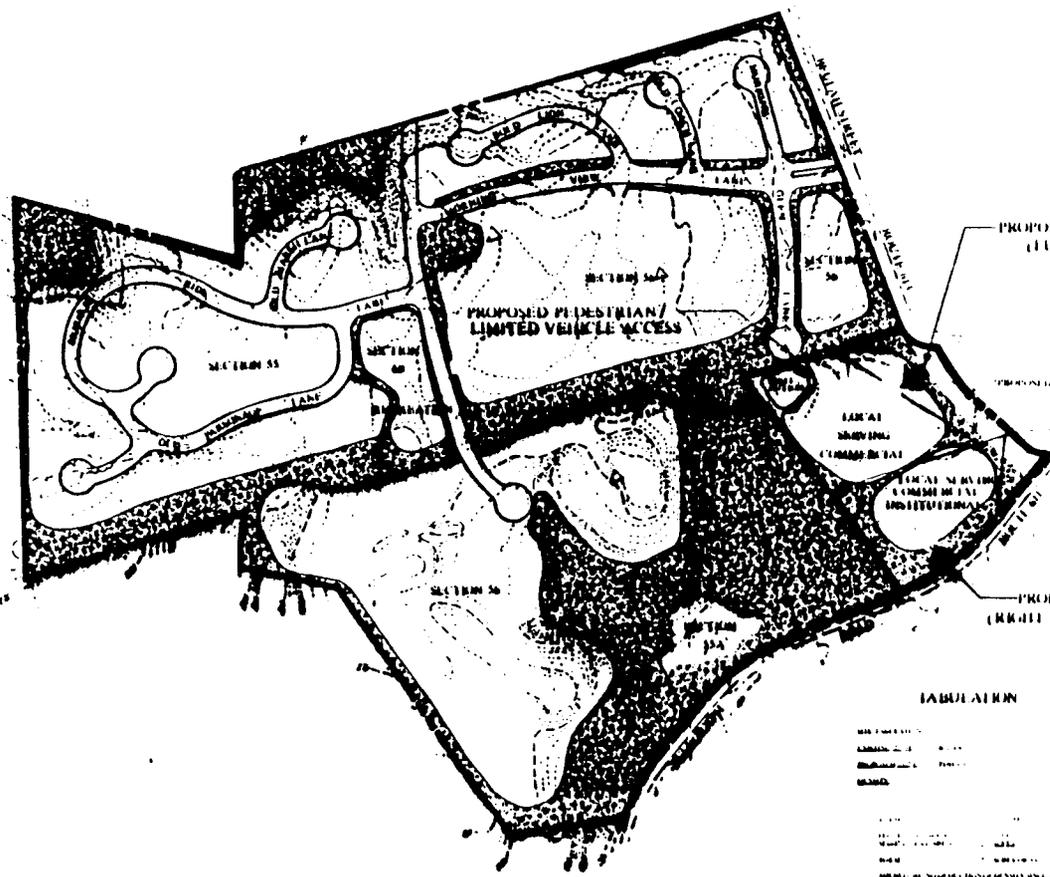
6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).



PROPOSED ENTRANCE (FULL ACCESS)

PROPOSED PEDESTRIAN/LIMITED VEHICLE ACCESS

PROPOSED ENTRANCE (RIGHT IN RIGHT OF WAY ONLY)

AREA SUBJECT OF CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

LABORATION

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/00
2	CONCEPTUAL DEVELOPMENT PLAN	11/15/00
3	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/00
4	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/01
5	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	2/15/01
6	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	3/15/01
7	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	4/15/01
8	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	5/15/01
9	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	6/15/01
10	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	7/15/01
11	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	8/15/01
12	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	9/15/01
13	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	10/15/01
14	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	11/15/01
15	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/01
16	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/02
17	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	2/15/02
18	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	3/15/02
19	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	4/15/02
20	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	5/15/02
21	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	6/15/02
22	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	7/15/02
23	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	8/15/02
24	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	9/15/02
25	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	10/15/02
26	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	11/15/02
27	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/02
28	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/03
29	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	2/15/03
30	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	3/15/03
31	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	4/15/03
32	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	5/15/03
33	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	6/15/03
34	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	7/15/03
35	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	8/15/03
36	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	9/15/03
37	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	10/15/03
38	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	11/15/03
39	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/03
40	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/04
41	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	2/15/04
42	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	3/15/04
43	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	4/15/04
44	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	5/15/04
45	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	6/15/04
46	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	7/15/04
47	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	8/15/04
48	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	9/15/04
49	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	10/15/04
50	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	11/15/04
51	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/04
52	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/05
53	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	2/15/05
54	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	3/15/05
55	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	4/15/05
56	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	5/15/05
57	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	6/15/05
58	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	7/15/05
59	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	8/15/05
60	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	9/15/05
61	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	10/15/05
62	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	11/15/05
63	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/05
64	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/06
65	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	2/15/06
66	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	3/15/06
67	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	4/15/06
68	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	5/15/06
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71	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	8/15/06
72	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	9/15/06
73	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	10/15/06
74	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	11/15/06
75	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/06
76	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/07
77	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	2/15/07
78	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	3/15/07
79	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	4/15/07
80	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	5/15/07
81	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	6/15/07
82	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	7/15/07
83	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	8/15/07
84	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	9/15/07
85	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	10/15/07
86	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	11/15/07
87	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/07
88	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/08
89	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	2/15/08
90	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	3/15/08
91	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	4/15/08
92	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	5/15/08
93	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	6/15/08
94	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	7/15/08
95	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	8/15/08
96	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	9/15/08
97	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	10/15/08
98	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	11/15/08
99	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	12/15/08
100	CONCEPTUAL DEVELOPMENT PLAN AMENDMENT	1/15/09



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 JAN 22 2006
 Dewberry & Davis

Dewberry & Davis
 8401 Arlington Blvd., Fairfax, VA 22031
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 DWOSKIN/LANDSDOWNE
 APPROVED BY THE BOARD OF SUPERVISORS
 1/15/06

ZONING MAP AMENDMENT

PCA 84-L-020 -07

ZONING DISTRICT DATA

ZONING DISTRICT: PDH-4

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
SFD						
SFA						
LOR						
MID						
HI						
-----	-----	-----	-----	-----	---	---
TOT						

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN	89,200	.24	PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****	89,200	.24

REMARKS:

INCLUDES 15,000 SQ. FT. PUBLIC LIBRARY.

ZONING MAP AMENDMENT

PCA 84-L-020 -07

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1B CONCEPTUAL DEVEL PLAN	1E CONDITIONS, PROFFERED
2B USE RESTRICTION	2I ARCHITECTURE
2L FAR	2Z OTHER - LAND USE
3A CONTRIBUTION-TRANSP *SEE BELOW	3B RIGHT-OF-WAY: DEDICATION/RESERV
3C FACIL: CONSTR/REALGN/WIDEN/EXPND	3D ACCESS CONTROL
3Z OTHER - TRANSPORTATION	4A STORMWATER MANAGEMENT/QUALITY
4B TREES/COUNTY ARBORIST	4H LANDSCAPING
4H LANDSCAPING	4P LIGHTING
4Z OTHER - ENVIRONMENT	

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
	3Z	\$227,000	Y	00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

3Z - \$227,000 CONTRIBUTION BEULAH ST/TELEGRAPH RD.; 2Z - PUBLIC LIBRARY SPACE.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

SEP 1 1995

ZONING EVALUATION DIVISION