



# 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

June 22, 1995

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

RE: Proffered Condition Amendment Applications  
Numbered PCA 84-L-020-8; PCA 85-L-101-4;  
PCA C-448-13 and PCA 86-L-033-4

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 5, 1995, approving Proffered Condition Amendments PCA 84-L-020-8, PCA 85-L-101-4, PCA C-448-13 and PCA 86-L-033-4 in the name of Kingstowne Residential Owners Corporation, on subject parcels 91-2 ((12)) 11, 18, 19, 29 and 30; 91-3 ((1)) 61 and 64B; 91-3 ((11)) 4-7, 9, 12, 14-17, 20-28, 37, 38, 39, 39A1, 39A2, 40-45 and 47-49; 91-4 ((1)) Pt. 1C; 91-4 ((9)) 8 and 10; 100-1 ((1)) Pt. 1A; 100-1 ((11)) 13 and 46, consisting of approximately 199.98 acres in Lee District.

The Board also waived the transitional screening and barrier requirement.

The Planning Commission approved Final Development Plan C-448-27, subject to development conditions dated May 18, 1995, on June 1, 1995, and subject to the Board of Supervisors' approved of PCA 84-L-020-8; PCA 85-L-101-4; PCA C-448-13 and PCA 86-L-033-4.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

PCA 84-L-020-8; PCA 85-L-101-4;  
PCA C-448-13 and PCA 86-L-033-4

June 22, 1995

2.

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  
Barbara J. Lippa, Deputy Executive Director, Planning Commission

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 5th day of June, 1995, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENTS PCA 84-L-020-8, PCA 85-L-101-4,  
PCA C-448-13 AND PCA 86-L-033-4

WHEREAS, Kingstowne Residential Owners Corporation 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 5th day of June, 1995.



Nancy Vehrs

Clerk to the Board of Supervisors

The Planning Commission approved Final Development Plan C-448-27, subject to development conditions dated May 18, 1995, on June 1, 1995, and subject to the Board of Supervisors' approved of PCA 84-L-020-8; PCA 85-L-101-4; PCA C-448-13 and PCA 86-L-033-4.

# *The BC Consultants, Inc.*

Planners • Engineers • Surveyors • Landscape Architects

January 25, 1995

Job No.: 19357

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

FEB 4 0 1995

ZONING EVALUATION DIVISION

## DESCRIPTION OF

KINGSTOWNE

SECTION 15

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Being a portion of the property acquired by Kingstowne L.P. as recorded in Deed Book 6210 at Page 839 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point on the Northwesterly right-of-way line of Kingstowne Village Parkway (variable width) Deed Book 6916 Page 1633 and Deed Book 7122 Page 929, said point being a corner of Kingstowne Residential Owners Corporation (KROC) Deed Book 7161 Page 782, thence running with the Northeasterly line of KROC

- 1) North 42°57'54" West 47.60 feet to a point being a corner of another parcel owned by KROC Deed Book 6625 Page 245, thence running with the lines of said KROC the following six (6) courses and distances
- 2) North 47°26'04" East 114.72 feet to a point, thence
- 3) North 02°38'57" West 893.26 feet to a point, thence
- 4) North 87°21'03" East 260.00 feet to a point, thence
- 5) South 02°38'57" East 690.00 feet to a point, thence
- 6) 315.89 feet along the arc of a curve deflecting to the right having a radius of 699.65 feet and a chord bearing North 65°51'02" East 313.22 feet to a point, thence
- 7) North 75°21'57" East 254.48 feet to a point on the Westerly line of another parcel owned by KROC Deed Book 7583 Page 1894, thence running with the Westerly line of said KROC

Kingstowne Section 15

January 25, 1995

Page Two

- 8) South  $02^{\circ}38'57''$  East 23.55 feet to a point on the aforementioned  
Northwesterly right-of-way line of Kingstowne Village Parkway,  
thence running with said right-of-way line the following three (3)  
courses and distances
- 9) South  $72^{\circ}43'01''$  West 327.60 feet to a point, thence
- 10) 291.35 feet along the arc of a curve deflecting to the left having a radius of  
650.00 feet and a chord bearing South  $59^{\circ}52'34''$  West 288.92 feet  
to a point, thence
- 11) South  $47^{\circ}02'06''$  West 372.79 feet to the point of beginning containing  
243,369 square feet or 5.58698 acres of land

This description was prepared without the benefit of a Title Report which may reveal  
or discover easements and/or rights-of-way not described herein.

(19357.1)

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APR 20 1995

ZONING EVALUATION DIVISION

<u>PARCEL NO.</u>	<u>ACREAGE</u>
91-3-11-04	4.8418
91-3-11-05	5.8333
91-3-11-06	2.9839
91-3-11-07	2.5266
91-4-09-08	12.4357
91-3-11-09	5.6716
91-4-09-10	11.5622
91-2-12-11	0.6539
91-3-11-12	1.5425
100-1-11-13	14.0395
91-3-11-14	0.8507
91-3-11-15	2.1925
91-3-11-16	0.5067
91-3-11-17	3.3472
91-2-12-18	4.3791
91-2-12-19	3.6017
91-3-11-20	3.2271
91-3-11-21	0.5888
91-3-11-22	4.3864
91-3-11-23	2.0747
91-3-11-24	1.1136
91-3-11-25	0.6142
91-3-11-26	0.5324
91-3-11-27	1.0759
91-3-11-28	0.0505
91-2-12-29	9.9388
91-2-12-30	3.4401
91-3-11-37	0.7583
91-3-11-38	3.5935
91-3-11-39A1	0.3521
91-3-11-39A2	1.0959
91-3-11-40	11.3721
91-3-11-41	0.4964
91-3-11-42	1.3030
91-3-11-43	12.7293
91-3-11-44	3.7551
91-3-11-45	1.9317
100-1-11-46	2.4853
91-3-11-47	0.9250
91-3-11-48	0.1042
91-3-11-49	0.4443
91-4-01-1C Part of	3.6395
91-3-01-61	2.5028
91-3-01-64B	33.2097
<u>100-1-1-1A Part of</u>	<u>3.8121</u>
<b>Total</b>	<b>199.9782</b>

(85125.1)

## DEVELOPMENT CONDITIONS

FDP C-448-27

May 18, 1995

If it is the intent of the Planning Commission to approve FDP C-448-27 located at Tax Map 91-3 ((1)) 64-B Pt., for use as a recreational facility pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Development shall be in conformance, as defined in Section 16-403 of the Zoning Ordinance, with the Final Development Plan **entitled Kingstowne Section 15 and prepared by The BC Consultants, which is dated April 25, 1994, as revised through April 18, 1995, and the proffers approved in conjunction with DPA C-448-2 and RZ 84-L-020 on June 17, 1985, as subsequently revised, and the development conditions below.**
2. To ensure that pedestrian access is provided, a sidewalk shall be provided from Kingstowne Village Parkway to the proposed recreation facility.
3. Prior to site plan approval, a landscaping plan to visually enhance the recreational facility shall be submitted to the Urban Forestry Branch, DEM, for review and approval. The landscaping plan shall be consistent with the Kingstowne Landscape Treatments Plan (Zones B and C) or an alternative landscaping plan as approved by the Urban Forestry Branch, DEM.

Kingstowne Residential Owners Corp.

PCA C-448-13  
PCA 84-L-020-8  
PCA 85-L-101-4  
PCA 86-L-033-4  
May 16, 1995

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

MAY 19 1995

ZONING EVALUATION DIVISION

**PROFFER OF DEVELOPMENT CONDITIONS**

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the following proffered conditions shall apply to the subject property provided Proffered Condition amendments PCA C-448-13, PCA 84-L-020-8, PCA 85-L-101-4, AND PCA 86-L-033-4 are approved as requested herein. For the purposes of these proffers, the term "Developer" refers to Kingstowne L.P., its successors or assigns.

- A. Except as modified herein, the subject property is governed by the Proffer of Development Conditions dated June 17, 1985, in DPA C-448-2 and RZ 84-L-020, and the Proffers in RZ 85-L-101, DPA C-448-3, RZ 86-L-033, and DPA C-448-4, the Proffers approved subsequent thereto but prior hereto (the "Previous Proffers").
- B. The provisions of Paragraphs 35 and 66 of the Previous Proffers are hereby rendered null and void and superseded by the following paragraphs:

35. In addition to the recreational facilities to be provided by the Developer in the 74 acre park, as described in proffer No. 36, the following outdoor recreational uses and facilities, or their equivalent, will be provided by the Developer within the PDH-4 Zoning District of Kingstowne:

22 tot lots  
11 multi-use courts (including volleyball courts)  
10 tennis courts  
1 practice soccer field  
7 swimming pools

Additional outdoor recreational facilities and/or trails may be provided at the sole option of the Developer or the Kingstowne Residential Owners Corporation, provided that such facilities do not conflict with any other proffered commitment.

All outdoor recreational facilities shall meet Public Facilities Manual standards

unless modifications are approved by the Director, DEM. Outdoor recreational facilities that are owned and operated by the Kingstowne Residential Owners Corporation shall be available to all residents of Kingstowne.

In addition to the outdoor recreational facilities provided for above, at the sole option of the Developer or the Kingstowne Residential Owners Corporation, indoor recreational facilities, including racquetball courts, exercise rooms, etc., may be located within approved club houses and/or within the community center.

66. Subject to the provisions of Section 16-401, of the Fairfax County Zoning Ordinance, Section 15 of Kingstowne shall be developed by the Kingstowne Residential Owners Corporation as a recreational facility in substantial conformance with Final Development Plan FDP C-448-27, as approved by the Fairfax County Planning Commission.

C. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

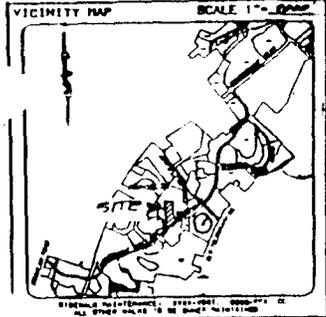
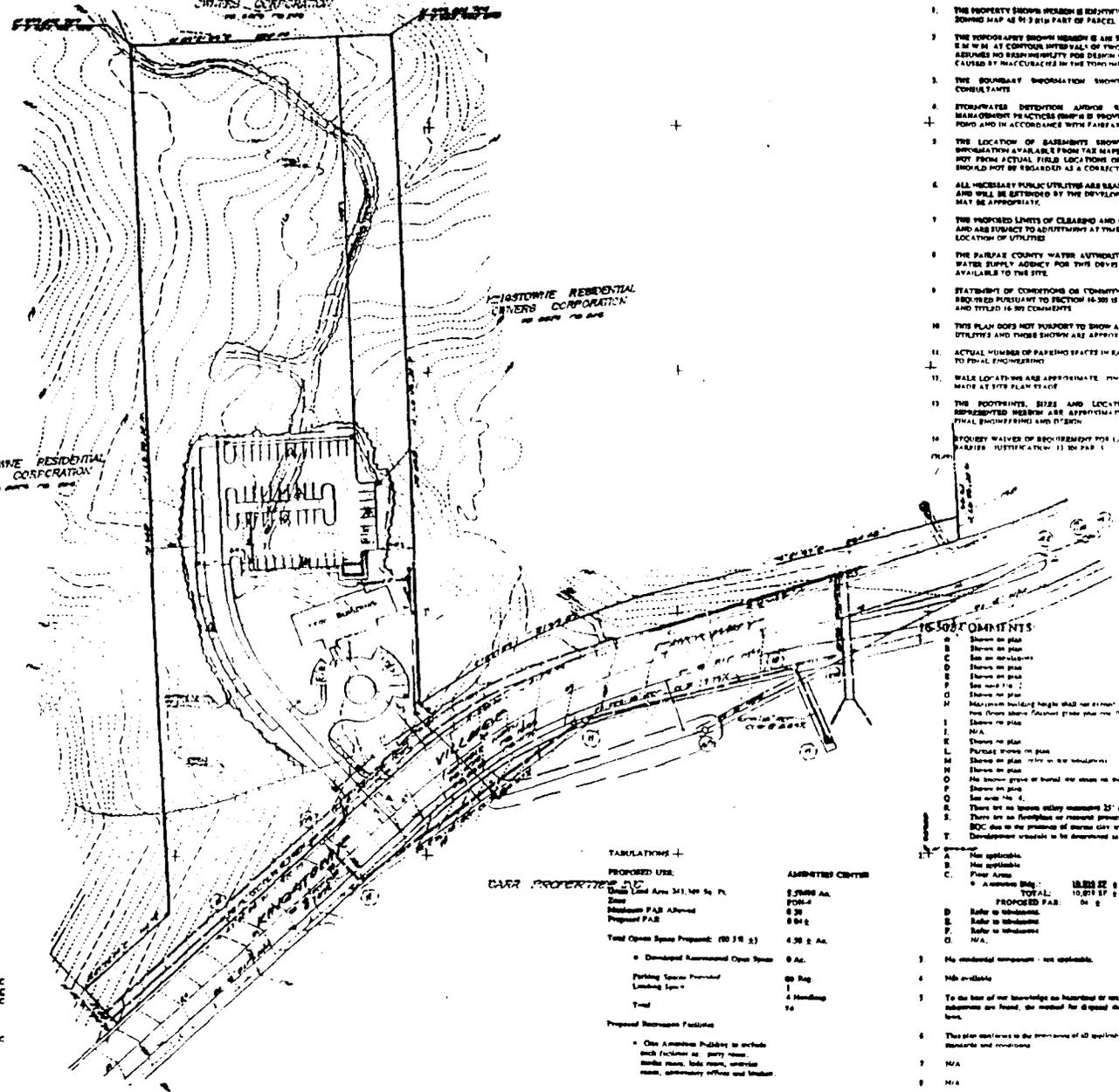
KINGSTOWNE RESIDENTIAL OWNERS CORP.

By: Kathleen H. Snyder  
President

KINGSTOWNE L.P.  
By Halle Enterprises, Inc.

By: Warren E. Halle  
Warren E. Halle, President

KINGSTOWNE RESIDENTIAL  
OWNERS CORPORATION  
NO. 0000 70 000



KINGSTOWNE RESIDENTIAL  
OWNERS CORPORATION  
NO. 0000 70 000

KINGSTOWNE RESIDENTIAL  
OWNERS CORPORATION  
NO. 0000 70 000

LEGEND

1. Proposed Building Footprint	10. Proposed Utility Line
2. Proposed Parking Space	11. Proposed Easement
3. Proposed Road	12. Proposed Right-of-Way
4. Proposed Storm Sewer	13. Proposed Water Main
5. Proposed Gas Line	14. Proposed Sewer
6. Proposed Electric Line	15. Proposed Telephone Line
7. Proposed Cable TV Line	16. Proposed Fencing
8. Proposed Sign	17. Proposed Landmark
9. Proposed Utility Pole	18. Proposed Utility Vault

Tabulation  
Area of Clearing & Grading

191	1.91 AC
192	1.92 AC
193	1.93 AC
194	1.94 AC
195	1.95 AC
196	1.96 AC
197	1.97 AC
198	1.98 AC
199	1.99 AC
200	2.00 AC

TABULATIONS +  
PROPOSED USE

1. Proposed Building Footprint	2,700 AC
2. Proposed Parking Space	0.20 AC
3. Proposed Road	0.04 AC
4. Proposed Storm Sewer	0.04 AC
5. Proposed Gas Line	0.04 AC
6. Proposed Electric Line	0.04 AC
7. Proposed Cable TV Line	0.04 AC
8. Proposed Telephone Line	0.04 AC
9. Proposed Fencing	0.04 AC
10. Proposed Landmark	0.04 AC
11. Proposed Utility Pole	0.04 AC
12. Proposed Utility Vault	0.04 AC
13. Proposed Easement	0.04 AC
14. Proposed Right-of-Way	0.04 AC
15. Proposed Water Main	0.04 AC
16. Proposed Sewer	0.04 AC
17. Proposed Telephone Line	0.04 AC
18. Proposed Fencing	0.04 AC
19. Proposed Landmark	0.04 AC
20. Proposed Utility Pole	0.04 AC
21. Proposed Utility Vault	0.04 AC
22. Proposed Easement	0.04 AC
23. Proposed Right-of-Way	0.04 AC
24. Proposed Water Main	0.04 AC
25. Proposed Sewer	0.04 AC
26. Proposed Telephone Line	0.04 AC
27. Proposed Fencing	0.04 AC
28. Proposed Landmark	0.04 AC
29. Proposed Utility Pole	0.04 AC
30. Proposed Utility Vault	0.04 AC
31. Proposed Easement	0.04 AC
32. Proposed Right-of-Way	0.04 AC
33. Proposed Water Main	0.04 AC
34. Proposed Sewer	0.04 AC
35. Proposed Telephone Line	0.04 AC
36. Proposed Fencing	0.04 AC
37. Proposed Landmark	0.04 AC
38. Proposed Utility Pole	0.04 AC
39. Proposed Utility Vault	0.04 AC
40. Proposed Easement	0.04 AC
41. Proposed Right-of-Way	0.04 AC
42. Proposed Water Main	0.04 AC
43. Proposed Sewer	0.04 AC
44. Proposed Telephone Line	0.04 AC
45. Proposed Fencing	0.04 AC
46. Proposed Landmark	0.04 AC
47. Proposed Utility Pole	0.04 AC
48. Proposed Utility Vault	0.04 AC
49. Proposed Easement	0.04 AC
50. Proposed Right-of-Way	0.04 AC
51. Proposed Water Main	0.04 AC
52. Proposed Sewer	0.04 AC
53. Proposed Telephone Line	0.04 AC
54. Proposed Fencing	0.04 AC
55. Proposed Landmark	0.04 AC
56. Proposed Utility Pole	0.04 AC
57. Proposed Utility Vault	0.04 AC
58. Proposed Easement	0.04 AC
59. Proposed Right-of-Way	0.04 AC
60. Proposed Water Main	0.04 AC
61. Proposed Sewer	0.04 AC
62. Proposed Telephone Line	0.04 AC
63. Proposed Fencing	0.04 AC
64. Proposed Landmark	0.04 AC
65. Proposed Utility Pole	0.04 AC
66. Proposed Utility Vault	0.04 AC
67. Proposed Easement	0.04 AC
68. Proposed Right-of-Way	0.04 AC
69. Proposed Water Main	0.04 AC
70. Proposed Sewer	0.04 AC
71. Proposed Telephone Line	0.04 AC
72. Proposed Fencing	0.04 AC
73. Proposed Landmark	0.04 AC
74. Proposed Utility Pole	0.04 AC
75. Proposed Utility Vault	0.04 AC
76. Proposed Easement	0.04 AC
77. Proposed Right-of-Way	0.04 AC
78. Proposed Water Main	0.04 AC
79. Proposed Sewer	0.04 AC
80. Proposed Telephone Line	0.04 AC
81. Proposed Fencing	0.04 AC
82. Proposed Landmark	0.04 AC
83. Proposed Utility Pole	0.04 AC
84. Proposed Utility Vault	0.04 AC
85. Proposed Easement	0.04 AC
86. Proposed Right-of-Way	0.04 AC
87. Proposed Water Main	0.04 AC
88. Proposed Sewer	0.04 AC
89. Proposed Telephone Line	0.04 AC
90. Proposed Fencing	0.04 AC
91. Proposed Landmark	0.04 AC
92. Proposed Utility Pole	0.04 AC
93. Proposed Utility Vault	0.04 AC
94. Proposed Easement	0.04 AC
95. Proposed Right-of-Way	0.04 AC
96. Proposed Water Main	0.04 AC
97. Proposed Sewer	0.04 AC
98. Proposed Telephone Line	0.04 AC
99. Proposed Fencing	0.04 AC
100. Proposed Landmark	0.04 AC

- NOTES
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS R-3 210 PART OF PARCEL 15A.
  2. THE TOPOGRAPHY SHOWN HEREON IS A SURVEY AND IS PROVIDED BY E. W. M. AT CERTAIN INTERVALS OF TWO (2) FEET. NO CONSULTANTS ASSUMED NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY PLANT GROWTH IN THE THREE MONTHS FROM SURVEY HEREON.
  3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM BC CONSULTANTS.
  4. STORMWATER DETENTION AND/OR RETENTION, AND/OR BEST MANAGEMENT PRACTICES (BMP'S) IS PROVIDED PER KINGSTOWNE LAKE POND AND IN ACCORDANCE WITH FAIRFAX COUNTY REQUIREMENTS.
  5. THE LOCATION OF BASEMENTS SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF EASEMENTS NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THIS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
  6. ALL NECESSARY PUBLIC UTILITIES ARE SHOWN VIA ACCESSIBLE TO THE SITE AND WILL BE OBTAINED BY THE DEVELOPER OR UTILITY COMPANY AS MAY BE APPROPRIATE.
  7. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROPRIATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.
  8. THE FAIRFAX COUNTY WATER AUTHORITY (FCWA) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. PUBLIC UTILITY IS AVAILABLE TO THE SITE.
  9. STATEMENTS OF CONDITIONS OR COMMENTS UNDER STATEMENTS REQUIRED PURSUANT TO SECTION 16-305 IS EXPANDED ON THIS PLAN AND TITLED 16-305 COMMENTS.
  10. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
  11. ACTUAL NUMBER OF PARKING SPACES IN EACH PARKING LOT IS SUBJECT TO FINAL ENGINEERING.
  12. WALK LOCATIONS ARE APPROXIMATE. FINAL DETERMINATION WILL BE MADE AT SITE PLAN STAGE.
  13. THE FOOTPRINTS, SIZES AND LOCATION OF THE BUILDINGS REPRESENTED HEREON ARE APPROXIMATE AND MAY VARY WITH FINAL ENGINEERING AND DESIGN.
  14. REQUEST WAIVER OF REQUIREMENT FOR LANDSCAPE SCREENING BARRIERS. JUSTIFICATION IS ON PAR 1.

16-305 COMMENTS

A	Shown on plan
B	Shown on plan
C	Shown on plan
D	Shown on plan
E	Shown on plan
F	Shown on plan
G	Shown on plan
H	Maximum building height shall not exceed 15'. The structure building shall be two floors above finished grade plus one floor results below finished grade. Shown on plan.
I	N/A.
J	Shown on plan
K	Permitted shown on plan
L	Shown on plan. Refer to site conditions.
M	Shown on plan
N	No known grade at burial site shown on the plan.
O	Shown on plan
P	See note No. 4.
Q	There are no known utility crossings 25' or greater in size on the site.
R	There are no floodplains or regulated groundwater areas on the site. The site is not BOC due to the presence of storm drain and development is intended to be designed to prevent contamination thereof.
S	Non applicable.
T	Non applicable.
U	Non applicable.
V	Non applicable.
W	Non applicable.
X	Non applicable.
Y	Non applicable.
Z	Non applicable.

The BC Consultants  
 Planning • Engineering • Surveying • Landscape Architecture  
 4301 Old Courthouse Road, Suite 170, Vienna, Virginia 22181  
 (703) 857-8337



Final Development Plan Amendment  
 KINGSTOWNE SECTION 15  
 Lee University, Fairfax, Virginia

PROPOSED P&Z

1	To the best of our knowledge no historical or other information exists on the site. If no adjustments are found, the material for BOC shall follow in recovery, size or future laws.
2	This plan conforms to the provisions of all applicable regulatory requirements and standards and conditions.
3	N/A.
4	N/A.

Prepared by: [Signature]  
 Checked by: [Signature]  
 Date: [Date]  
 Scale: [Scale]  
 Title No: [Number]  
 Plot No: [Number]

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 06/05/95

APPLICATION NUMBER: PCA C-448 -13 LEE DISTRICT

APPLICANT: KINGSTOWNE RESIDENTIAL OWNERS CORP.

STAFF: ROBINSON

APPROVED THE REQUESTED AMENDMENT(S) TO THE PROFFERED CONDITIONS

APPLICATION DATA

-----  
EXISTING ZONING AND ACREAGE

ZONING: PDH-4

ACRES: 199.97

PROPOSAL DISTRICT:

ACTION:

PDH-4  
199.97

APPROVE  
199.97

TOTAL ACRES

199.97

TOTAL ACRES

199.97

MAP NUMBERS

091-3- /11/ /0004- ,0005- ,0006- ,0007-  
091-4- /09/ /0008-  
091-3- /11/ /0009-  
091-4- /09/ /0010-

NOTE ADDITIONAL MAP NUMBERS - CONTINUED ON NEXT PAGE

REMARKS:

ZONING MAP AMENDMENT

PAGE 2

PCA C-448 -13

ADDITIONAL MAP NUMBERS

091-2- /12/ /0011-  
091-3- /11/ /0012-  
100-1- /11/ /0013-  
091-3- /11/ /0014- ,0015- ,0016- ,0017-  
091-2- /12/ /0018- ,0019-  
091-3- /11/ /0020- ,0021- ,0022- ,0023- ,0024  
091-3- /11/ /0025- ,0026- ,0027- ,0028-  
091-2- /12/ /0029- ,0030-  
091-3- /11/ /0037- ,0038- ,0039-A1 ,0039-A2 ,0040  
091-3- /11/ /0041- ,0042- ,0043- ,0044- ,0045  
100-1- /11/ /0046-  
091-3- /11/ /0047- ,0048- ,0049-  
091-4- /01/ /0001-C P  
091-3- /01/ /0061- ,0064-B  
100-1- /01/ /0001-A P

ZONING MAP AMENDMENT

PCA C-448 -13

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			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		

REMARKS:

PCA ONLY PERMITS CHANGES TO PROFFERS RELATED TO RECREATION FACILITIES

ZONING MAP AMENDMENT

PCA C-448 -13

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
--------------------------	--------------------------

1E CONDITIONS, PROFFERED	1F CONDITIONS, P DISTRICT
2B USE RESTRICTION	2H RECREATION FACIL/SITES

\$0	00/00/00
\$0	00/00/00
\$0	00/00/00
\$0	00/00/00

REMARKS:

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 06/05/95

APPLICATION NUMBER: PCA 85-L-101 -04                      LEE                      DISTRICT  
APPLICANT: KINGSTOWNE RESIDENTIAL OWNERS CORP.  
STAFF: ROBINSON

APPROVED THE REQUESTED AMENDMENT(S) TO THE PROFFERED CONDITIONS

APPLICATION DATA

-----  
EXISTING ZONING AND ACREAGE

ZONING: PDH-4

ACRES: 199.97

PROPOSAL DISTRICT:

ACTION:

PDH-4  
199.97

APPROVE  
199.97

TOTAL ACRES

199.97

TOTAL ACRES

199.97

MAP NUMBERS

091-3- /11/ /0004-    ,0005-    ,0006-    ,0007-  
091-4- /09/ /0008-  
091-3- /11/ /0009-  
091-4- /09/ /0010-

NOTE ADDITIONAL MAP NUMBERS - CONTINUED ON NEXT PAGE

REMARKS:

## ZONING MAP AMENDMENT

PCA 85-L-101 -04

## ADDITIONAL MAP NUMBERS

091-2- /12/ /0011-  
 091-3- /11/ /0012-  
 100-1- /11/ /0013-  
 091-3- /11/ /0014- ,0015- ,0016- ,0017-  
 091-2- /12/ /0018- ,0019- ,0020-  
 091-3- /11/ /0021- ,0022- ,0023- ,0024- ,0025  
 091-3- /11/ /0026- ,0027- ,0028-  
 091-2- /12/ /0029- ,0030-  
 091-3- /11/ /0037- ,0038- ,0039-A1 ,0039-A2 ,0040  
 091-3- /11/ /0041- ,0042- ,0043- ,0044- ,0045  
 100-1- /11/ /0046-  
 091-3- /11/ /0047- ,0048- ,0049-  
 091-4- /01/ /0001-C P  
 091-3- /01/ /0061- ,0064-B  
 100-1- /01/ /0001-A P

ZONING MAP AMENDMENT

PCA 85-L-101 -04

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 PUBLIC/QUASI PUB

HOTEL/MOTEL OFFICE

INDUSTRIAL-GEN TRAN-UTIL-COMM

CULT/EDU/RELG/ENT RETAIL-EATING EST

INDUST-WAREHOUSE \*\*\*\*\*TOTAL\*\*\*\*\*

REMARKS:

PCA ONLY PERMITS CHANGES TO PROFFERS RELATED TO RECREATION FACILITIES

ZONING MAP AMENDMENT

PCA 85-L-101 -04

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1E CONDITIONS, PROFFERED	1F CONDITIONS, P DISTRICT
2B USE RESTRICTION	2H RECREATION FACIL/SITES

\$0	00/00/00
\$0	00/00/00
\$0	00/00/00
\$0	00/00/00

REMARKS:

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 06/05/95

APPLICATION NUMBER: PCA 84-L-020 -08                      LEE                      DISTRICT  
APPLICANT: KINGSTOWNE RESIDENTIAL OWNERS CORP.  
STAFF: ROBINSON

APPROVED THE REQUESTED AMENDMENT(S) TO THE PROFFERED CONDITIONS

APPLICATION DATA

-----  
EXISTING ZONING AND ACREAGE

ZONING: PDH-4  
ACRES: 199.97

PROPOSAL DISTRICT:                      ACTION:  
PDH-4                                      APPROVE  
199.97                                      199.97

TOTAL ACRES                                      TOTAL ACRES  
199.97    199.97

MAP NUMBERS

091-3- /11/ /0004-                      ,0005-                      ,0006-                      ,0007-  
091-4- /09/ /0008-  
091-3- /11/ /0009-  
091-4- /09/ /0010-

NOTE ADDITIONAL MAP NUMBERS - CONTINUED ON NEXT PAGE

REMARKS:

## ZONING MAP AMENDMENT

PCA 84-L-020 -08

## ADDITIONAL MAP NUMBERS

091-2- /12/ /0011-  
 100-1- /11/ /0013-  
 091-3- /11/ /0012- ,0014- ,0015- ,0016- ,0017  
 091-2- /12/ /0018- ,0019-  
 091-3- /11/ /0020- ,0021- ,0022- ,0023- ,0024  
 091-3- /11/ /0025- ,0026- ,0027- ,0028-  
 091-2- /12/ /0029- ,0030-  
 091-3- /11/ /0037- ,0038- ,0039-A1 ,0039-A2 ,0040  
 091-3- /11/ /0041- ,0042- ,0043- ,0044- ,0045  
 100-1- /11/ /0046-  
 091-3- /11/ /0047- ,0048- ,0049-  
 091-4- /01/ /0001-C P  
 091-3- /01/ /0061- ,0064-B  
 100-1- /01/ /0001-A P

ZONING MAP AMENDMENT

PCA 84-L-020 -08

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			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			****TOTAL****		

REMARKS:

PCA PERMITS CHANGES TO PROFFERS RELATED TO RECREATION FACILITIES

ZONING MAP AMENDMENT

PCA 84-L-020 -08

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
--------------------------	--------------------------

1E CONDITIONS, PROFFERED	1F CONDITIONS, P DISTRICT
2B USE RESTRICTION	2H RECREATION FACIL/SITES

\$0	00/00/00
\$0	00/00/00
\$0	00/00/00
\$0	00/00/00

REMARKS:

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 06/05/95

APPLICATION NUMBER: PCA 86-L-333 -04                      LEE                      DISTRICT  
APPLICANT: KINGSTOWNE RESIDENTIAL OWNERS CORP.  
STAFF: ROBINSON

APPROVED THE REQUESTED AMENDMENT(S) TO THE PROFFERED CONDITIONS

APPLICATION DATA

-----  
EXISTING ZONING AND ACREAGE

ZONING: PDH-4  
ACRES: 199.97

PROPOSAL DISTRICT:                      ACTION:  
PDH-4                                      APPROVE  
199.97                                      199.97

TOTAL ACRES                                      TOTAL ACRES  
199.97    199.97

MAP NUMBERS

091-3- /11/ /0004-                      ,0005-                      ,0006-                      ,0007-  
091-4- /09/ /0008-  
091-3- /11/ /0009-  
091-4- /09/ /0010-

NOTE ADDITIONAL MAP NUMBERS - CONTINUED ON NEXT PAGE

REMARKS:

## ZONING MAP AMENDMENT

PCA 86-L-033 -04

## ADDITIONAL MAP NUMBERS

091-2- /12/ /0011-  
 091-3- /11/ /0012-  
 100-1- /11/ /0013-  
 091-3- /11/ /0014- ,0015- ,0016- ,0017-  
 091-2- /12/ /0018- ,0019-  
 091-3- /11/ /0020- ,0021- ,0022- ,0023- ,0024  
 091-3- /11/ /0025- ,0026- ,0027- ,0028-  
 091-2- /12/ /0029- ,0030-  
 091-3- /11/ /0037- ,0038- ,0039-A1 ,0039-A2 ,0040  
 091-3- /11/ /0041- ,0042- ,0043- ,0044- ,0045  
 100-1- /11/ /0046-  
 091-3- /11/ /0047- ,0048- ,0049-  
 091-4- /01/ /0001-C P  
 091-3- /01/ /0061- ,0064-B  
 100-1- /01/ /0001-A P

ZONING MAP AMENDMENT

PCA 86-L-033 -04

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			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		

REMARKS:

PCA ONLY MODIFIES PROFFERS RELATED TO RECREATION FACILITIES

ZONING MAP AMENDMENT

PCA 86-L-033 -04

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1E CONDITIONS, PROFFERED	1F CONDITIONS, P DISTRICT
2B USE RESTRICTION	2H RECREATION FACIL/SITES

\$0	00/00/00
\$0	00/00/00
\$0	00/00/00
\$0	00/00/00

REMARKS:

**RECEIVED**  
**OFFICE OF COMPREHENSIVE PLANNING**

**JUN 26 1995**

**ZONING EVALUATION DIVISION**

6/5/95

4:00 p.m. Items - PCA-84-L-020-8 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION  
PCA-85-L-101-4 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION  
PCA-C-448-13 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION  
PCA-86-L-033-4 - KINGSTOWNE RESIDENTIAL OWNERS CORPORATION  
Lee District

On Thursday, June 1, 1995, the Planning Commission voted unanimously (Commissioners Hanlon, Harsel, Hartwell, and Thomas not present for the votes) to recommend to the Board of Supervisors the following:

- 1) approval of PCA-C-448-13, PCA-84-L-020-8, PCA-85-L-101-4, and PCA-86-L-033-4, subject to the execution of the draft proffers dated May 19, 1995, and signed by Kathleen Snyder, President of Kingstowne Residential Owners Corporation, and Warren E. Halle, President of Halle Enterprises, Kingstowne L.P.
- 2) approval of a waiver of the transitional screening and barrier requirements, subject to the proposed development conditions contained in Appendix 2 of the staff report.

The Planning Commission also voted unanimously (Commissioners Hanlon, Harsel, Hartwell, and Thomas not present for the votes) to approve FDP-C-448-27, subject to approval by the Board of Supervisors of PCA-C-448-13, PCA-84-L-020-8, PCA-85-L-101-4, and PCA-86-L-033-4, subject to the proposed development conditions in Appendix 2 of the staff report.

Planning Commission Meeting  
June 1, 1995  
Verbatim Excerpts

PCA-C-448-13 - KINGSTOWNE RESIDENTIAL OWNERS CORP.  
PCA-84-L-020-8 - KINGSTOWNE RESIDENTIAL OWNERS CORP.  
PCA-85-L-101-4 - KINGSTOWNE RESIDENTIAL OWNERS CORP.  
PCA-86-L-033-4 - KINGSTOWNE RESIDENTIAL OWNERS CORP.  
FDP-C-448-27 - KINGSTOWNE RESIDENTIAL OWNERS CORP.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Sell.

Commissioner Sell: Thank you, Mr. Chairman. This is an application to improve and expand the recreational facilities within Kingstowne and the partnership between the Kingstowne Residential Owners Corporation and the developer of Kingstowne. It's been through the full scrutiny of the Kingstowne Residential Owners Corporation, the neighborhoods. It's been about a year and a half in the making. There were a lot of concerns and I think we've worked them all out. I would like to enter into the record a letter from Mr. Bell, of 6100 Bevings Way, who raises some issues that I think -- that have been successfully mitigated by the development of this proposal, in working with the Kingstowne Residential Owners Corporation. This is a great example of how the leadership of a community works with the neighborhoods and with the outside community to make sure everything is taken care of. The Lee District Land Use Advisory Committee has recommended approval of these applications and so I intend to do the same, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT PCA-C-448-13, PCA-84-L-020-8, PCA-85-L-101-4, AND PCA-86-L-033-4 BE APPROVED, SUBJECT TO THE PROFFERS RECEIVED BY THE PLANNING COMMISSION ON MAY 19, 1995 AND SIGNED BY KATHLEEN SNYDER, THE PRESIDENT OF KINGSTOWNE RESIDENTIAL OWNERS CORPORATION, AND WARREN E. HALLE, PRESIDENT HALLE ENTERPRISES, KINGSTOWNE L.P.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that all these PCAs be approved, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Sell.

Commissioner Sell: It sounds like we could set that to music, doesn't it?

Chairman Murphy: We have the piano.

Commissioner Sell: Well, we're going to do it again. I MOVE THAT THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN C-448-27, SUBJECT TO THE APPROVAL OF PCA-C-448-13, PCA-84-L-020-8, PCA-85-L-101-4, PCA-86-L-033-4, AND THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Planning Commission Meeting

Page 2

June 1, 1995

PCA-C-448-13, PCA-84-L-020-8, PCA-85-L-101-4,  
PCA-86-L-033-4, FDP-C-448-27

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve FDP-C-448-27, subject to the approval of the PCAs, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sell: And, hopefully, finally, Mr. Chairman --

Chairman Murphy: Mr. Sell.

Commissioner Sell: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(All three motions carried unanimously with Commissioners Hanlon, Harsel, Hartwell and Thomas not present for the votes.)

GLW