



FAIRFAX COUNTY

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

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

August 9, 2000

Erika L. Byrd, Esquire
McGuire, Woods, Battle & Boothe LLP
1750 Tysons Boulevard – Suite 1800
McLean, Virginia 22102-3915

RE: Proffered Condition Amendment
Number PCA 84-L-020-17
(Concurrent with PCA C-448-22)

Dear Ms. Byrd:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 24, 2000, approving Proffered Condition Amendment PCA 84-L-020-17 in the name of Kingstowne Commercial, L.P., to amend the proffers for RZ 84-L-020, on subject parcel 91-2 ((1)) Pt. 26-I, subject to the proffers dated June 21, 2000, consisting of approximately .19 acre located in Lee District.

The Conceptual Development Plan was approved: the Planning Commission having previously approved FDPA 84-L-020-2-8 on June 21, 2000, subject to the Board's approval of PCA 84-L-020-17.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

PCA 84-L-020-17
August 9, 2000

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Lee District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, 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 24th day of July, 2000, the following ordinance was adopted.

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 84-L-020-17
(CONCURRENT WITH PCA-C-448-22)

WHEREAS, Kingstowne Commercial, L.P. filed in the 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. § 15.2-2303(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

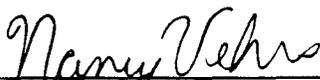
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the 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., § 15.2-2303(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 July, 2000.



Nancy Vehrs

Clerk to the Board of Supervisors

August 20, 1998
BC Project No.: 98037.01

**DESCRIPTION OF
A PART OF THE PROPERTY OF
KINGSTOWNE COMMERCIAL L.P.
(PDC ZONED PORTION OF FUTURE SECTION 36B
KINGSTOWNE)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 19 1998

ZONING EVALUATION DIVISION

Being a portion of the property acquired by Kingstowne Commercial L.P. as recorded in Deed Book 6251 at Page 713 among the Land Records of Fairfax County, Virginia and being more particularly described as follows

Beginning at a point on the Southeasterly right-of-way line of King Centre Drive, variable width, as recorded in Deed Book 9269 at Page 1326 said point lying South 53° 49' 52" West 21.67 feet (6.605 meters) from the Northerly end of the South 53° 49' 52" West 803.44 foot line of said right-of-way, thence running through the property of Kingstowne Commercial L.P. the following four (4) courses and distances

- 1.) South 10° 01' 19" East 13.73 feet (4.186 meters) to a point, thence
- 2.) South 29° 34' 00" West 119.57 feet (36.445 meters) to a point, thence
- 3.) South 71° 28' 40" West 96.91 feet (29.539 meters) to a point, thence
- 4.) North 18° 31' 20" West 33.67 feet (10.263 meters) to a point on the aforementioned right-of-way line of King Centre Drive, thence running with King Centre Drive
- 5.) North 53° 49' 52" East 197.21 feet (60.108 meters) to the point of beginning containing 0.18860 acres (0.07632 hectares) 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.

(V:\PROJECT\98037\DOCUMENT\8037MBD2.DOC)

Proffer Statement
PCA 84-L-020-17
June 21, 2000

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), Kingstowne Commercial L.P., (the "Applicant") in this Proffer Condition Amendment ("PCA") proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 91-2((1)), 26I pt. (hereinafter referred to as the "Property"), will be in accordance with the following conditions if said PCA is granted. In the event said application request is denied, this proffer statement shall be rendered null and void. Except as modified herein, the subject property is governed by the Proffer Development Conditions of June 17, 1985 in RZ 84-L-020 and the applicable proffers of rezonings and proffered condition amendments approved subsequent thereto but prior hereto. The proffered conditions are as follows:

1. Plans. Subject to the proffers and provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved Conceptual/Final Development Plan are permitted, the Property shall be developed in substantial conformance with the plan entitled "Kingstowne - PDC Zone", prepared by BC Consultants, dated 11/15/99 and revised through 5/17/00 (the "Plans").
2. Uses. The Property is to be developed with landscaped open space and parking for the office building on 26 I.
3. Landscaping. Landscaping and the streetscape shall conform to existing and established Kingstowne streetscape/landscaping.
4. Accessibility. The Property, which contains separate parcels that have different zoning categories, shall be treated as one coordinated development. The portion of the Property zoned I-4 which contains open space and parking shall be considered part of the Property's office building development.

Kingstowne Commercial L.P.

By: Halle Enterprises, LLC
General Partner

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

Proffer Statement
Kingstowne Section 36B
PCA C-448-22
June 21, 2000

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), Kingstowne Commercial L.P., (the "Applicant") in this Proffer Condition Amendment ("PCA") proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 91-2((1)), pt. 26I (hereinafter referred to as the "Property"), will be in accordance with the following conditions if said PCA is granted. In the event said application request is denied, this proffer statement shall be rendered null and void. Except as modified herein, the subject property is governed by the Proffer Development Conditions of June 17, 1985 in RZ 84-L-020 and the applicable proffers of rezonings and proffered condition amendments approved subsequent thereto but prior hereto. The proffered conditions are as follows:

1. Plans. Subject to the proffers and provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved Conceptual/Final Development Plan are permitted, the Property shall be developed in substantial conformance with the plan entitled "PCA/FDPA" prepared by BC Consultants, dated 11/15/99 and revised through 5/17/00 (the "Plans").
2. Uses. The Property is to be developed with up to a three story office building with a maximum of 38,000 square feet, which shall contain 100% office uses as defined in the Fairfax County Zoning Ordinance.
3. Screening. The trash/dumpster area for the office building shall be screened from view with a wooden, gated, fenced enclosure.
4. Retaining Walls. Any retaining walls located on the Property shall be of either: (1) a keystone material consistent with retaining walls found throughout Kingstowne, or (2) a material, such as brick or textured concrete, which is compatible and complementary to the materials used in the office building.
5. Erosion Control. During the time of construction, the Applicant shall, within 24 hours of a major storm event (i.e., a storm event greater than a two year storm) inspect the Property for damage and/or problems involving erosion and sediment control. This inspection shall be performed by an engineer familiar with erosion and sediment control (the "Inspector"). If problems or damage exist on the Property involving erosion and sediment control, the Inspector shall make remediation recommendations to the Applicant to address the problem and/or damage which shall be implemented by the Applicant immediately. Within three business days of a major storm event, whether or not problems and/or damage results, the Inspector shall file a report which details the

findings (damage and/or problems, remediation recommendations, actions taken by Applicant to respond to damage and/or problems) of the Inspector, which shall be filed with DPWES (Public Utilities Department).

6. Offsite Landscaping. The Applicant shall design a supplemental landscaping plan for the landscaping along the southern boundary of the property to be shown on final site plans in coordination with the Tartan Village Homeowners Association ("Tartan Village"). The Applicant shall, at the time site plans are submitted to Fairfax County, submit a copy of the site plans including the supplemental landscaping plan to Tartan Village for review and comment. Tartan Village may comment on the type and location of landscaping shown on the supplemental landscaping plan.

7. Lighting. Lighting in the parking lot areas shall be directed inward and downward to minimize any impact to adjacent uses.

8. Architectural Treatment. The architectural façade treatment of the office building shall be identical on all four sides of the structure.

Kingstowne Commercial L.P.

By: Halle Enterprises, Inc., its
General Partner

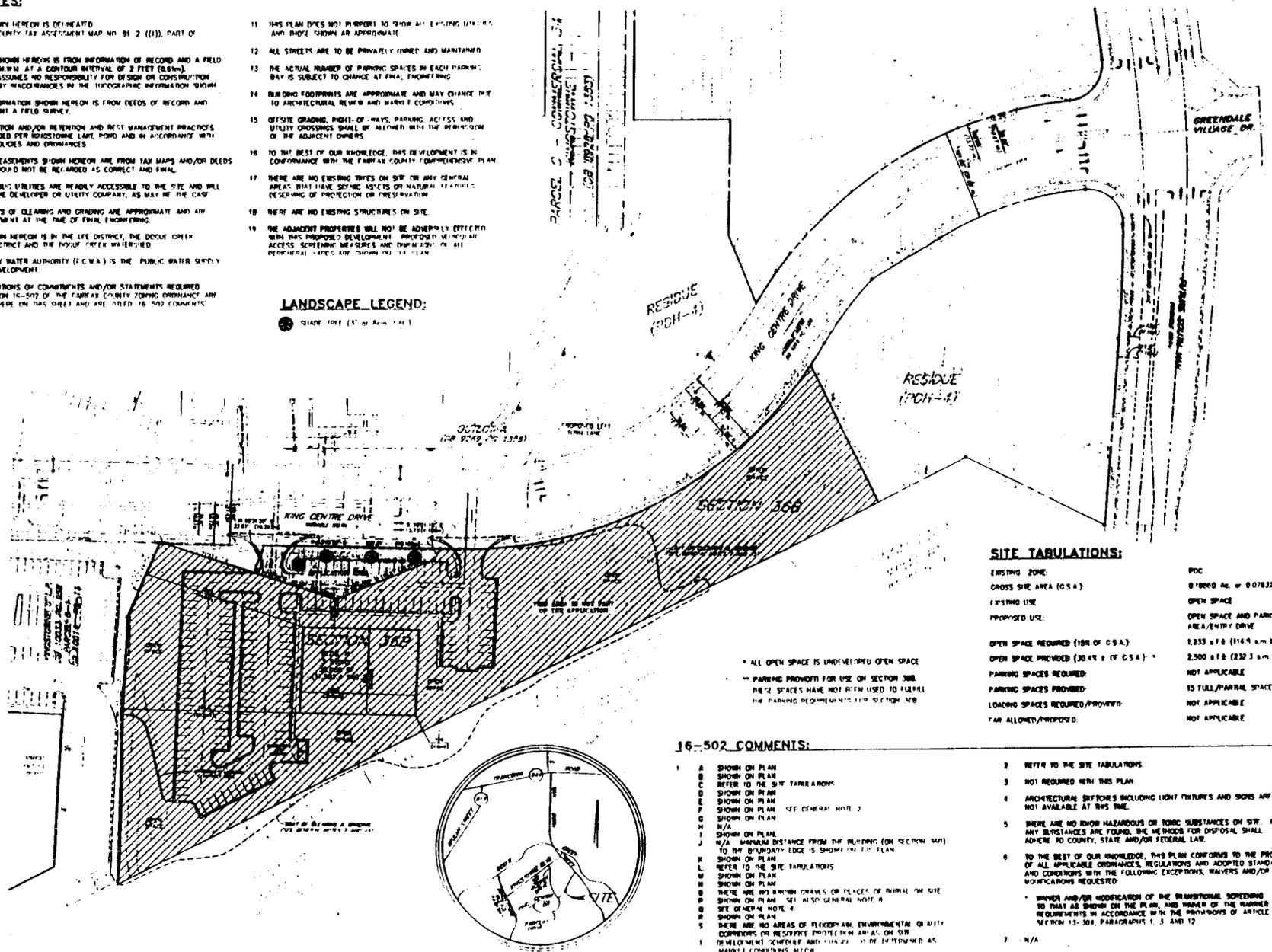
By: Warren E. Halle
Warren E. Halle, President

GENERAL NOTES:

- 1 THE PROPERTY SHOWN HEREON IS DEFINED ON THE FARMER COUNTY TAX ASSESSMENT MAP NO. 91.2 (11), PART OF PARCEL 204.
- 2 THE TOPOGRAPHY SHOWN HEREON IS FROM INFORMATION OF RECORD AND A FIELD BURN SURVEY BY M.W.M. AT A CONTOUR INTERVAL OF 2 FEET (0.6M). BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DISCREPANCY OR CONSTRUCTION CHANGES CAUSED BY MAPPING ERRORS IN THE TOPOGRAPHIC INFORMATION SHOWN.
- 3 THE BOUNDARY INFORMATION SHOWN HEREON IS FROM DEEDS OF RECORD AND DOES NOT PRESENT A FIELD SURVEY.
- 4 STORMWATER DETENTION AND/OR RETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) ARE PROVIDED PER KINGSTOWNE LAKE POND AND IN ACCORDANCE WITH FARMER COUNTY POLICES AND ORDINANCES.
- 5 THE LOCATIONS OF EASEMENTS SHOWN HEREON ARE FROM TAX MAPS AND/OR DEEDS OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
- 6 ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY, AS MAY BE THE CASE.
- 7 THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.
- 8 THE PROPERTY SHOWN HEREON IS IN THE LIFE DISTRICT, THE DOOLEY CREEK SANITARY SEWER DISTRICT AND THE DOOLEY CREEK WATERBED.
- 9 THE FARMER COUNTY WATER AUTHORITY (FCWA) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- 10 STATEMENT OF CONDITIONS OF COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 16-502 OF THE FARMER COUNTY ZONING ORDINANCE ARE EMMENTATED ELSEWHERE ON THIS SHEET AND ARE INTD. 16-502 COMMENTS.
- 11 THIS PLAN DOES NOT PURPORT TO SHOW ANY EXISTING UTILITIES AND SHOULD SHOW AN APPROPRIATE.
- 12 ALL STREETS ARE TO BE PRIVATELY FINISHED AND MAINTAINED.
- 13 THE ACTUAL NUMBER OF PARKING SPACES IN EACH PARKING BAY IS SUBJECT TO CHANGE AT FINAL ENGINEERING.
- 14 BUILDING FOOTPRINTS ARE APPROXIMATE AND MAY CHANGE DUE TO ARCHITECTURAL REVIEW AND MARKING CONSIDERATIONS.
- 15 OFFSITE GRADING, RIGHT-OF-WAYS, PARKING ACCESS AND UTILITY CROSSINGS SHALL BE EITHER WITH THE PERMISSION OF THE ADJACENT OWNERS.
- 16 TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FARMER COUNTY COMPREHENSIVE PLAN.
- 17 THERE ARE NO EXISTING TIES ON SITE OR ANY GENERAL AREAS THAT HAVE SPECIAL ASPECTS OF NATURAL FEATURES REQUIRING PROTECTION OR PRESERVATION.
- 18 THERE ARE NO EXISTING STRUCTURES ON SITE.
- 19 THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY EFFECTED WITH THIS PROPOSED DEVELOPMENT. PROPOSED MITIGATION ACCESS SCREENING MEASURES AND TREE SURVIVAL ARE PERIPHERAL AREAS ARE SHOWN ON THE PLAN.

LANDSCAPE LEGEND:

- SHADE TREE (1" IN DIA. @ 10')



SITE TABULATIONS:

EXISTING ZONE:	PDC
CROSS SITE AREA (CSA):	0.1860 AC w/ 0.07832 Ha
EXISTING USE:	OPEN SPACE
PROPOSED USE:	OPEN SPACE AND PARKING AREA/ENTRY DRIVE
OPEN SPACE REQUIRED (10% OF CSA):	1,833 sft (164.4 sq m)
OPEN SPACE PROVIDED (30.4% OF CSA):	2,500 sft (232.3 sq m)
PARKING SPACES REQUIRED:	NOT APPLICABLE
IS FULL/PARTIAL SPACES:	IS FULL/PARTIAL SPACES
LOADING SPACES REQUIRED/PROVIDED:	NOT APPLICABLE
FOR ALLOWED/PROPOSED:	NOT APPLICABLE

* ALL OPEN SPACE IS UNDEVELOPED OPEN SPACE
 ** PARKING PROVIDED FOR USE ON SECTION 366. THESE SPACES HAVE NOT BEEN USED TO FULFILL THE PARKING REQUIREMENTS FOR SECTION 365.

16-502 COMMENTS:

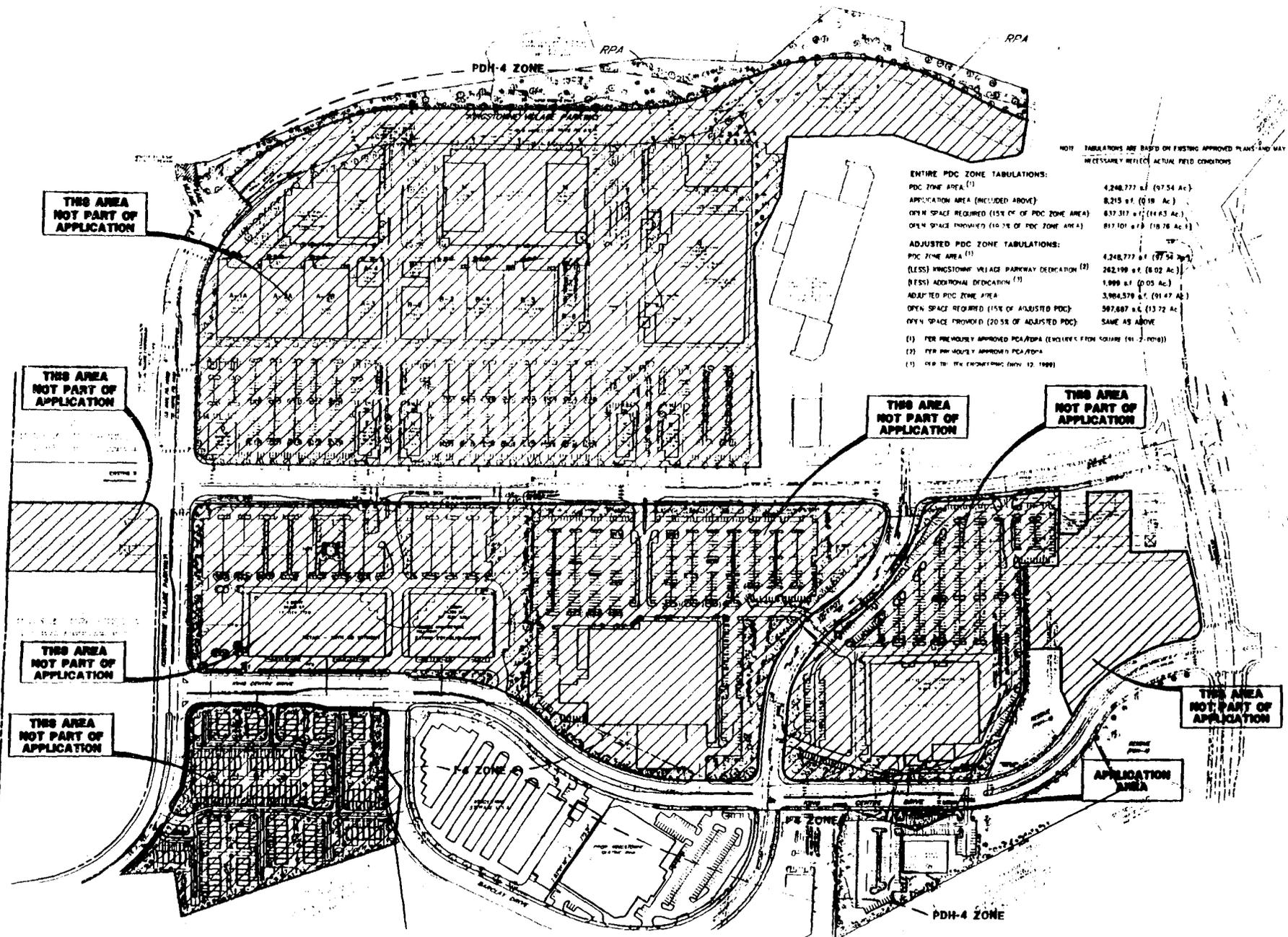
- | | |
|---|---|
| <ol style="list-style-type: none"> A SHOWN ON PLAN B SHOWN ON PLAN C REFER TO THE SITE TABULATIONS D SHOWN ON PLAN E SHOWN ON PLAN F SHOWN ON PLAN (SEE GENERAL NOTE 2) G SHOWN ON PLAN H N/A I SHOWN ON PLAN J N/A (MINIMUM DISTANCE FROM THE BUILDING (ON SECTION 366) TO THE BOUNDARY EDGE IS SHOWN ON THE PLAN) K SHOWN ON PLAN L REFER TO THE SITE TABULATIONS M SHOWN ON PLAN N SHOWN ON PLAN O THERE ARE NO BURIED TRENCHES OR PLACES OF BURIAL ON SITE SHOWN ON PLAN (SEE ALSO GENERAL NOTE 4) P SEE GENERAL NOTE 4 Q SHOWN ON PLAN R THERE ARE NO AREAS OF FLECKING ENVIRONMENT OR OTHER CONCERNS IN RESERVE PROTECTION AREAS ON SITE S PREDEVELOPMENT SCREENING AND THE PLAN IS BEING SUBMITTED AS PART OF THE COMMITMENT REVIEW | <ol style="list-style-type: none"> 2 REFER TO THE SITE TABULATIONS 3 NOT REQUIRED WITH THIS PLAN 4 ARCHITECTURAL DETAILS INCLUDING LIGHT FIXTURES AND SIGNS ARE NOT AVAILABLE AT THIS TIME 5 THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW. 6 TO THE BEST OF OUR KNOWLEDGE, THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITHIN THE FOLLOWING EXCEPTIONS, WAIVERS AND/OR MODIFICATIONS REQUESTED:
 * WANNER AND/OR MODIFICATION OF THE TRANSITIONAL SCREENING TO THAT AS SHOWN ON THE PLAN, AND WAIVER OF THE BARRIER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-304, PARAGRAPHS 1, 5 AND 12 7 N/A 8 N/A |
|---|---|

BC Consultants
 Professional Engineers, Architects, Planners, Surveyors
 12700 Park Lakeside Circle, (781) 444-1100 (Fax)
 (781) 444-1100 (Cell) (781) 444-1100 (Text)
 BCConsultants.com



KINGSTOWNE - PDC ZONE
 PCA/FDPA
 16-502 COMMENTS

DESIGNED BY: BOB	CHECKED BY: BOB
DRAWN BY: BOB	DATE: NOVEMBER 18, 1999
SCALE: 1/8" = 1'-0"	SHEET 1 OF 2
COL. NO.	FILE NO. 9909-02 (PDC)
DATE: 11/18/99	DATE: 11/18/99



NOTE: TABULATIONS ARE BASED ON EXISTING APPROVED PLANS AND MAY NOT NECESSARILY REFLECT ACTUAL FIELD CONDITIONS

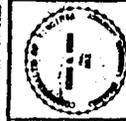
ENTIRE PDC ZONE TABULATIONS:	
PDC ZONE AREA (1)	4,248,777 s.f. (97.54 Ac.)
APPLICATION AREA (INCLUDED ABOVE)	8,215 s.f. (0.19 Ac.)
OPEN SPACE REQUIRED (15% OF PDC ZONE AREA)	637,317 s.f. (14.63 Ac.)
OPEN SPACE PROVIDED (10.7% OF PDC ZONE AREA)	454,101 s.f. (10.36 Ac.)
ADJUSTED PDC ZONE TABULATIONS:	
PDC ZONE AREA (1)	4,248,777 s.f. (97.54 Ac.)
(LESS) WINGSTOWNE VILLAGE PARKWAY DEDICATION (2)	262,199 s.f. (6.02 Ac.)
(LESS) ADDITIONAL DEDICATION (3)	1,999 s.f. (0.05 Ac.)
ADJUSTED PDC ZONE AREA	3,984,579 s.f. (91.47 Ac.)
OPEN SPACE REQUIRED (15% OF ADJUSTED PDC)	597,687 s.f. (13.72 Ac.)
OPEN SPACE PROVIDED (20.5% OF ADJUSTED PDC)	SAME AS ABOVE

(1) PER PREVIOUSLY APPROVED PCA/FDPA (EXCEPT FROM SQUARE (41.2.2016))
 (2) PER PREVIOUSLY APPROVED PCA/FDPA
 (3) PER THE 17th EDITION OF THE IBC (NOV. 12, 1999)

THIS AREA NOT PART OF APPLICATION

APPLICATION AREA

BC Consultants
 Planning, Architecture, Engineering, Architecture
 12700 Pacific Highway, Suite 100, Richmond, BC, Canada V6V 2E6
 (778) 444-1111 (778) 444-1112 (778) 444-1113
 bcconsultants.com



PCA/FDPA
 (PDC ZONE)
KINGSTOWNE TOWNE CENTRE
 17th Edition of the IBC (Nov. 12, 1999)

DESIGNED BY: PLR
 DRAWN BY: CAD
 CHECKED BY: PLR
 DATE: NOVEMBER 15, 1999
 SCALE: 1/8" = 1'-0"
 SHEET 2 OF 2
 NO. 00000-04 (REV. 1)

ZONING MAP AMENDMENT

PCA 84-L-020 -17

ZONING DISTRICT DATA

ZONING DISTRICT: PDC

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
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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:

ZONING MAP AMENDMENT

PCA 84-L-020 -17

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
4H LANDSCAPING	7A OTHER MISCELLANEOUS - SEE FILE
2B USE RESTRICTION	

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

7/24/00

4:00 p.m. Items – PCA-C-448-22 – KINGSTOWNE COMMERCIAL L.P.
PCA-84-L-020-17 – KINGSTOWNE COMMERCIAL L.P.
Lee District

On Wednesday, June 21, 2000, the Planning Commission voted unanimously to recommend to the Board of Supervisors the following actions:

1. approval of PCA-C-448-22, subject to the execution of draft proffers consistent with those dated June 6, 2000;
2. waiver of the transitional screening requirement along the south property line, as modified and shown on the FDPA; and
3. approval of PCA-84-L-020-17, subject to the execution of draft proffers consistent with those dated June 16, 2000.

The Commission also took the following actions:

approval of FDPA-C-448-10, subject to Board approval of PCA-C-448-22 and the conceptual development plan; and

approval of FDPA-84-L-020-2-8, subject to Board approval of PCA-84-L-020-17 and the conceptual development plan.

Planning Commission Meeting
June 21, 2000
Verbatim Excerpts

PCA-C-448-22/FDPA C-448-10 - KINGSTOWNE COMMERCIAL L.P.
PCA-84-L-020-17/FDPA-84-L-020-2-8 - KINGSTOWNE COMMERCIAL L.P.

After Close of Public Hearing

Chairman Murphy: Public hearing is closed. Recognize Mr. Kelso.

Commissioner Kelso: Thank you, Mr. Chairman. These applications request amended proffers and final development plans for Section 36B in Kingstowne, Lee District, to permit commercial office building --

Chairman Murphy: I'm glad you clarified that one.

Commissioner Harsel: I was afraid it was Mount Vernon.

Commissioner Kelso: -- to permit a commercial office building development, three stories --

Chairman Murphy: Not McLean, that's for sure.

Commissioner Kelso: -- of 38,000 square feet with parking in lieu of the previously planned plant nursery. The applicant has met with the Kingstowne Residential Owners Corporation and our Lee District Land Use and Transportation Council and has received the endorsement of both. Staff recommends approval as well. Lee District, however, requests that the open space side areas along King Center Drive include a reforestation treatment back from the streetscape area. I've discussed this with the applicant's representative and am assured that the issue is being resolved to our satisfaction with the Kingstowne Residential Owners Corporation and neighboring Tartan Village Homeowners Association. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-22, SUBJECT TO THE EXECUTION OF PROFFERS DATED JUNE 6, 2000, AND ATTACHED TO THE STAFF REPORT.

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 it approve PCA-C-448-22, say aye.

Commissioners: Aye.

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

Commissioner Kelso: FDPA-C-448-10 modifies the current FDP for a plant nursery to allow the office development. Therefore, I MOVE THE PLANNING COMMISSION APPROVE

PCA-C-448-22/FDPA C-448-10 and PCA-84-L-020-17/FDPA-84-L-020-2-8

FDPA-C-448-10, SUBJECT TO THE BOARD'S APPROVAL OF PCA-C-448-22 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion to approve FDPA-C-448-10, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

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

Commissioner Kelso: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENTS ALONG THE SOUTH PROPERTY LINE BE WAIVED.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Kelso: The next two motions will permit the entrance drive and parking --

Ms. Catherine Lewis: Mr. Kelso, I think you forgot a transitional screening modification.

Commissioner Byers: Right, missed one.

Chairman Murphy: Oh, oh, the whole thing's down the tubes.

Ms. Lewis: Transitional screening along the south property line to be waived.

Chairman Murphy: Second.

Commissioner Harsel: Oh, that sounds good.

Commissioner Kelso: Right. TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTH PROPERTY LINE BE WAIVED -- RECOMMEND IT TO THE BOARD OF SUPERVISORS.

Commissioner Byers: Second. But do you mean MODIFIED AS SHOWN ON THE FDPA?

Commissioner Kelso: Yes, and that too.

PCA-C-448-22/FDPA C-448-10 and PCA-84-L-020-17/FDPA-84-L-020-2-8

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Kelso: The next two motions will permit the entrance drive and parking associated with the office building in the area previously designated open space in the 1984 plan. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-L-020-17, SUBJECT TO THE PROFFERS DATED JUNE 16, 2000.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-84-L-020-17, say aye.

Commissioners: Aye.

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

Commissioner Kelso: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-84-L-020-2-8, SUBJECT TO THE BOARD'S APPROVAL OF PCA-84-L-020-17 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion to approve FDPA-84-L-020-2-8, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Kelso: And finally, Mr. Chairman, I wish to congratulate the applicant on this proposed office development which we will all be anxious to see become a reality in Kingstowne. And I, too, would like to thank Ms. Lewis for her help with this and leading me through he motions.

//

(The motions carried unanimously.)

LBR