



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

September 30, 1998

Thomas O. Lawson, Esquire
Lawson, Kipp and Forbes
10805 Main Street - Suite 200
Fairfax, Virginia 22030-3079

RE: Rezoning Application
Number RZ 1998-SU-018
(Concurrent with SE 98-Y-033)

Dear Mr. Lawson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 14, 1998 granting Rezoning Application Number RZ 1998-SU-018 in the name of Apple Federal Credit Union, to rezone certain property in the Sully District from the R-1 District and Highway Corridor Overlay District to the C-3 District and Highway Corridor Overlay District, subject to the revised proffers dated September 3, 1998, on subject parcel 56-2 ((1)) 32 consisting of approximately 1.91 acres.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 1998-SU-018
September 30, 1998

2.

cc: Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Department of Public Works and Environmental Services
Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
Planning Commission (District)
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 5 1998
ZONING EVALUATION DIVISION

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 14th day of September, 1998, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-SU-018
(CONCURRENT WITH SE 98-Y-033)

WHEREAS, Apple Federal Credit Union filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District and Highway Corridor Overlay District to the C-3 District and Highway Corridor Overlay District, 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 Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-3 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said C-3 District and Highway Corridor Overlay District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to 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 parcel.

GIVEN under my hand this 14th day of September, 1998.



Nancy Veltus

Clerk to the Board of Supervisors

Patton Harris Rust & Associates, pc

DESCRIPTION OF
THE LAND OF
LAND FUND II LIMITED PARTNERSHIP
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
(FOR REZONING PURPOSES ONLY)

Corporate Offices
Chantilly, Virginia
Virginia Offices
Bridgewater
Leesburg
Virginia Beach
Winchester
Laboratory
Chantilly
Engineers
Surveyors
Landscape
Architects

Beginning at the southwesternmost corner of the property herein described lying on the easterly variable width right-of-way line of Ridge Top Road, Route #7224 and being the northwesternmost corner to Crown Ridge Associates, L.P.;

Thence departing Crown Ridge Associates, L.P. and running with Ridge Top Road, N 16° 46' 17" E 178.02 feet to a point being the southwestern corner to Headquarters Limited Partnership;

Thence departing Ridge Top Road and running with Headquarters Limited Partnership S 76° 07' 49" E 421.55 feet to a point lying in the westerly line of John F. Swart, Jr.;

Thence departing Headquarters Limited Partnership and running with John F. Swart, Jr. S13° 43' 41" W 211.75 feet to a point being the northeasternmost corner of Crown Ridge Associates, L.P.;

Thence departing John F. Swart, Jr. and running with Crown Ridge Associates, L.P. N 71° 37' 36" W 432.42 feet to the point of beginning and containing 1.90787 acres of land, more or less.

Subject, however, to all easements, rights-of-way, restriction and covenants of record.



RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 2 1998
ZONING EVALUATION DIVISION

PROFFERS

APPLE FEDERAL CREDIT UNION

RZ 1998-SU-018

September 3, 1998

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950, as amended, Apple Federal Credit Union, the Applicant in RZ 1998-SU-018, filed for property identified as Tax Map 56-2, Parcel 32 (hereinafter referred to as the "Application Property") proffer for themselves, their successors, and assigns the following, provided that the Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property to the C-3 District.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan ("GDP"), prepared by Patton Harris Rust & Associates, PC dated January 1998 consisting of five (5) sheets and as revised through July 23, 1998.
2. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on Sheet 2 of the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by OCP and do not increase the approved FAR, decrease the amount of open space or alter the location of open space areas.
3. The maximum floor area ratio of the Application Property shall not exceed 0.70. The primary uses of the building shall be office and banking drive-through facilities.
4. Transportation Management Strategies. The use of mass transit, ride-sharing and other transportation strategies to reduce single occupant vehicular traffic generated by site development during peak periods shall be encouraged. Tenants shall be advised of this transportation strategy development condition. The following transportation management strategies shall be implemented by the developer and/or the occupants of the building:
 - voluntary car pool/van pool programs shall be established for employees occupying office space on the property, and the program shall be under the direction of a transportation director provided by the occupants of the building;
 - a program for matching car pool and van pool service shall be coordinated with various governmental agencies and other private employers in the area;

- convenient parking in preferred locations shall be designated for car pool/van pool use as determined at time of site plan approval; and
- mass transit usage shall be encouraged and promoted by the transportation director, including the construction of bus stops/shelters (as required by mass transit service to the site) and/or pedestrian walkways linking access to the adjacent properties.
- one bicycle rack shall be provided at a convenient location as shown on the GDP, said location to be determined at time of final site plan approval.
- the Applicant shall contribute at the time of the site plan approval to Fairfax County for off-site roadway projects in conformance with the amount called for by application of the "Fairfax Center Area Formula" as adopted by the Board of Supervisors on November 22, 1982 and as subsequently revised.

5. Landscape Plan.

- Landscaping shall be provided on the application property in substantial conformance with that shown on the GDP.
- All landscaping shall be properly maintained by the Applicant. Such maintenance to include all reasonable and necessary watering, fertilizing, spraying, pruning, and required replacement. Dead or damaged planting materials shall be replaced promptly.
- Applicant shall provide two (2) picnic tables and benches at a location convenient to the occupants of the building, said location or locations to be determined at time of final site plan approval.

6. Architecture. All facades of the office building and parking structures shall be constructed of either masonry, stone or pre-cast concrete. The parking structures shall be designed to be compatible with the façade treatments of the office building. Planters shall be included along the exterior edges of the garage and plant material installed to soften the façade.

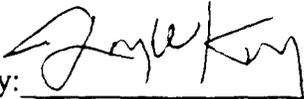
- The Applicant shall provide lockers and shower facilities within the office building, shown on the GDP, for the exclusive use of the office tenants.

7. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

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

APPLICANT:

APPLE FEDERAL CREDIT UNION

By: 

Larry W. Kelly, President

OWNER

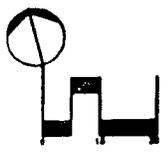
THE LAND FUND II LIMITED PARTNERSHIP

BY: MORTGAGE FUND L.L.C., its General Partner

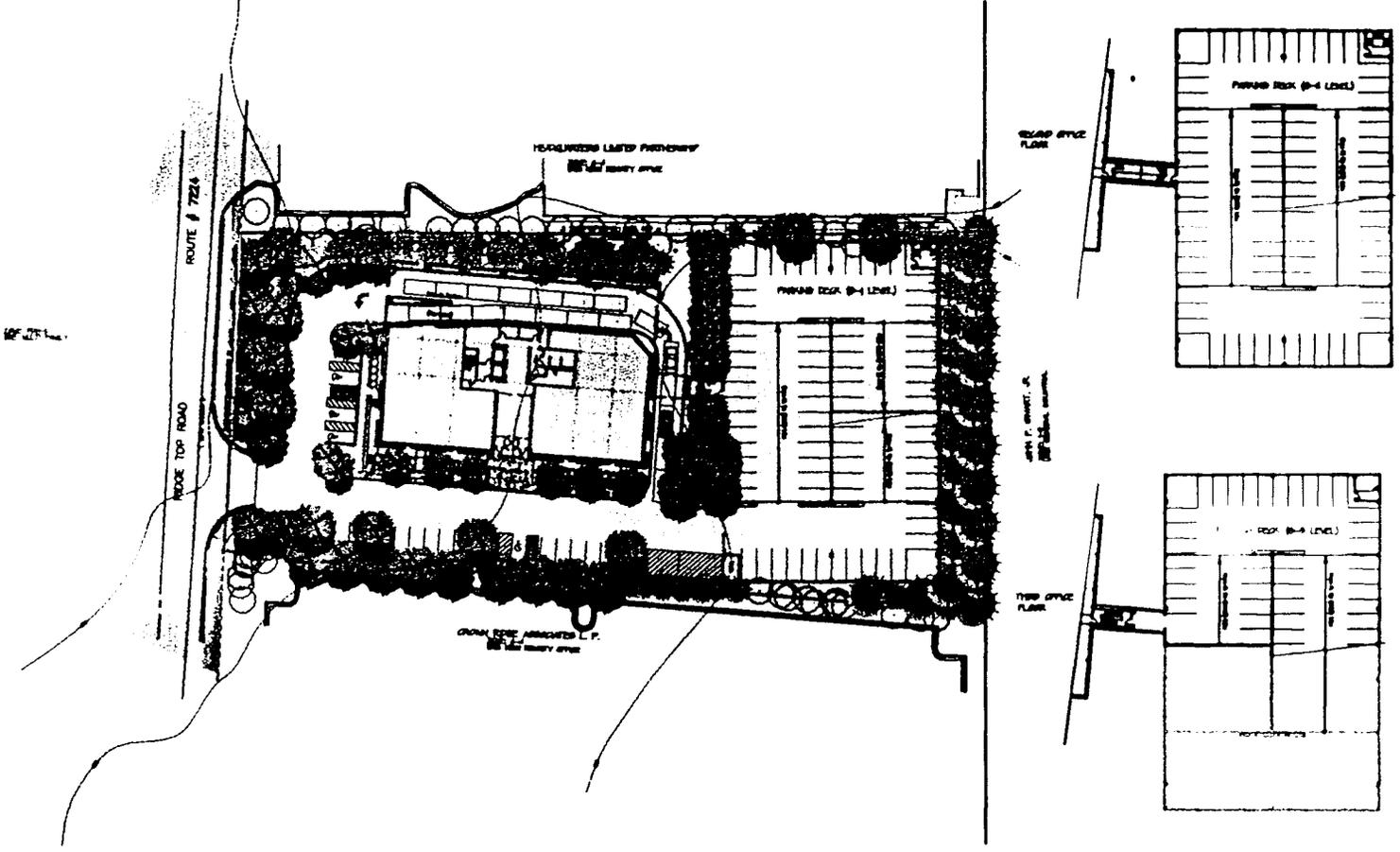
BY: ASSETS RESOLUTION CORPORATION, its Managing Member

By: 

Charles J. Demmon, Executive Vice President



APPLE FEDERAL CREDIT UNION



GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT FOR APPLE FEDERAL CREDIT UNION

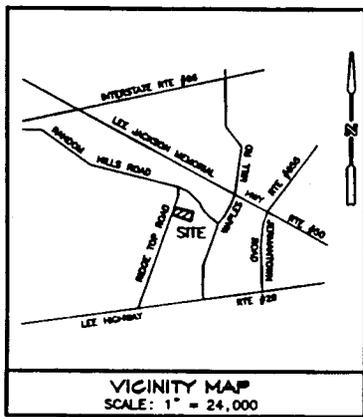
GENERAL NOTES

1. The subject property is located on Fairfax County Ordinance 60-8 (11) Parcel 22.
2. The subject property is Land Use District 1, a Virginia Limited Purpose, as recorded in Deed Book 8008 of Page 1058 among the land records of Fairfax County, Virginia.
3. The subject property consists of 1.0 Acre and is undeveloped. The current zoning is B-1.
4. The plan has been prepared without the benefit of a title report, and therefore does not necessarily indicate all encumbrances to the property.
5. The boundary information is from current survey performed by Patton Harris Hunt and Associates. Topographic information is from Aerial Survey from available county records. The contour interval is 5 feet.
6. Egress and access to the property is via Ridge Top Road.
7. Existing lot lines and zoning adjacent to the site are: east: B-1; Use: Multifamily Residential; north: C-3; Use: Office; west: I-1; Use: General Industrial; south: C-3; Use: Office.
8. The proposed development conforms to the adopted Comprehensive Plan and policies of Fairfax County. No adverse effects are foreseen on adjacent properties.
9. No floodplain exists on the subject property as delineated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County. The subject property is not in a Special Protection Area (SPA) or Environmentally Sensitive Corridor (ESC) exists on the subject property as per the Fairfax County Chesapeake Bay Protection Act maps.
10. To the best of our knowledge, the proposed development will be in conformance with all applicable ordinances, regulations, and adopted standards except as noted.
11. Development of this project shall commence on such time as appropriate County approvals have been obtained and subject to the discretion of the owner.
12. Public water service to the site shall be an extension of existing water mains provided by the Fairfax County Water Authority (FCWA). Detailed service to the building shall be completed during final site plan engineering.
13. Utility sewer will be provided by an extension of existing sewer. Detailed service to the building shall be completed during final site plan engineering.
14. All utility permits shall be obtained prior to commencement of construction, if required.

REVISIONS:

NO.	DATE	DESCRIPTION	BY	APPROVED	DATE
1	1/10/18	As shown on sheets 15-300, Transitional Screening and Buffering is hereby requested along Ridge Top Road.			

15. Stormwater management and BMP shall be provided in an underground facility in accordance with Fairfax County Ordinance. BMP will be provided in an underground DC Type Sand Filter. Peak Reduction by underground chamber.
16. Storm sewer system is complete. Detailed storm design will be completed during the final site plan engineering. Storm drainage outfalls from this site will flow to existing outfalls to Ridge Top Road and are adequate for post developed flows.
17. Parking will be provided in conformance with Article 11 of the zoning ordinance. See Separate Parking Tabulations.
18. To the best of our knowledge and belief, there are no known or buried sites located on this site.
19. No hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 118.4, 201.6 and 300; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations 98-678-10-1 - Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 300; none are generated, utilized, stored, treated, and/or disposed of on site and the site and contents of any existing or proposed storage tanks or containers.
20. Owner/Applicant reserves the right to make minor modifications and adjustments to the final design of the proposed landscaping areas prior to site plan submission. In no case shall there be a reduction in the total quantity of landscaping proposed herein.
21. Dimensions are approximate as noted. The building footprint may vary due to final engineering and architectural design prior to site plan submission but will remain in general conformance to footprint shown herein.
22. The site is covered predominantly with barrens. All reasonable effort will be made during site plan/construction to save existing vegetation along the outer property line. Supplemental plantings will be provided to ensure Transitional Screening Requirements 1 to met.
23. All existing structures are to be demolished.
24. There are not any easements with a width greater than 25' on site.
25. Trails are not required on site per the adopted Comprehensive Plan.
26. Deciduous trees have been planted along the southern side of the building to provide energy conservation measures and provide shade for pedestrians. Proposed architect will incorporate energy saving design elements.
27. All signs will be in conformance with Article 12 of the Fairfax County Zoning Ordinance.

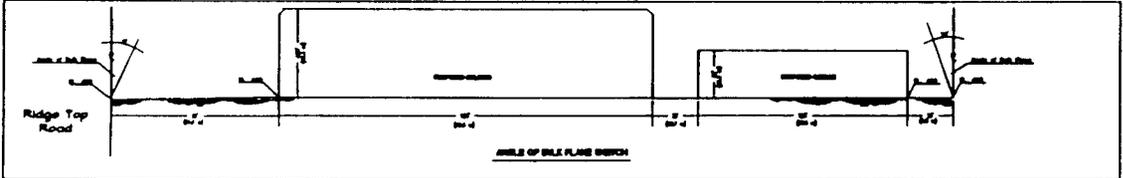


TABLATIONS

Overall Site Area: 1.0 Acre (25,166 SF)

EXISTING ZONING:	PROPOSED ZONING:	REQUIREMENTS:	PROVIDED:
B-1	O-2	RESIDENTIAL DISTRICT	OFFICE DISTRICT
Min. Lot Area:	25,000 SF		25,000 SF
Min. Lot Width:	100'		170'±
Max. Building Height:	30'		30'±
Yards:			
Front Yard:	Controlled by a 30° angle of Both Plans but no less than 40 Ft.		40'±
Side Yard:	Controlled by a 30° angle of Both Plans, but no less than 25 Ft.		25'
Rear Yard:			
FAR (per Comprehensive Plan):	0.70; (per C-3 Zoning District): 1.0		
Density Tabulations:	OFFICE BLDG 50,174 SF		
Floor Area Ratio (F.A.R.) District:			
Gross Square Foot of Building (gsf):	50,174 gsf		
F.A.R. = 0.70			
PERMITS:			
Proposed use: Bank and Office Building			
Total Parking Required: Bank 3,877 SF @ 4 sp/1,000 SF = 16 Spaces			
Office 54,297 SF @ 0.3 sp/1,000 SF = 163 Spaces			
Total Spaces Required:	179 Spaces		
Parking Provided:	218 Spaces (7 Handicapped Spaces)		
	+ 30 Stacking Spaces Total		
	+ 5 Loading Spaces		
Surface Parking:	22 Spaces		
Parking Garage:	Ground Level 78 Spaces		
	Upper Levels 118 Spaces		
Total Provided:	218 Spaces		
Open Space:	126 or 12,465 SF		24,831 SF (98%)
Interior Landscaping:	95 or 1,940 SF		2,321 SF (9%)

Applicant reserves the right to increase the number of parking spaces in the garage as long as the height of the garage does not increase and the open space is not reduced.



REVISIONS	DATE	DESCRIPTION	BY	APPROVED	DATE
1	1/10/18	As shown on sheets 15-300, Transitional Screening and Buffering is hereby requested along Ridge Top Road.			

PROFESSIONAL SEAL

APPLE FEDERAL CREDIT UNION
BULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE

NOTES & TABULATIONS

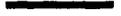
PHR&A

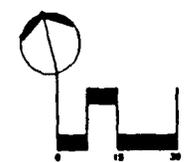
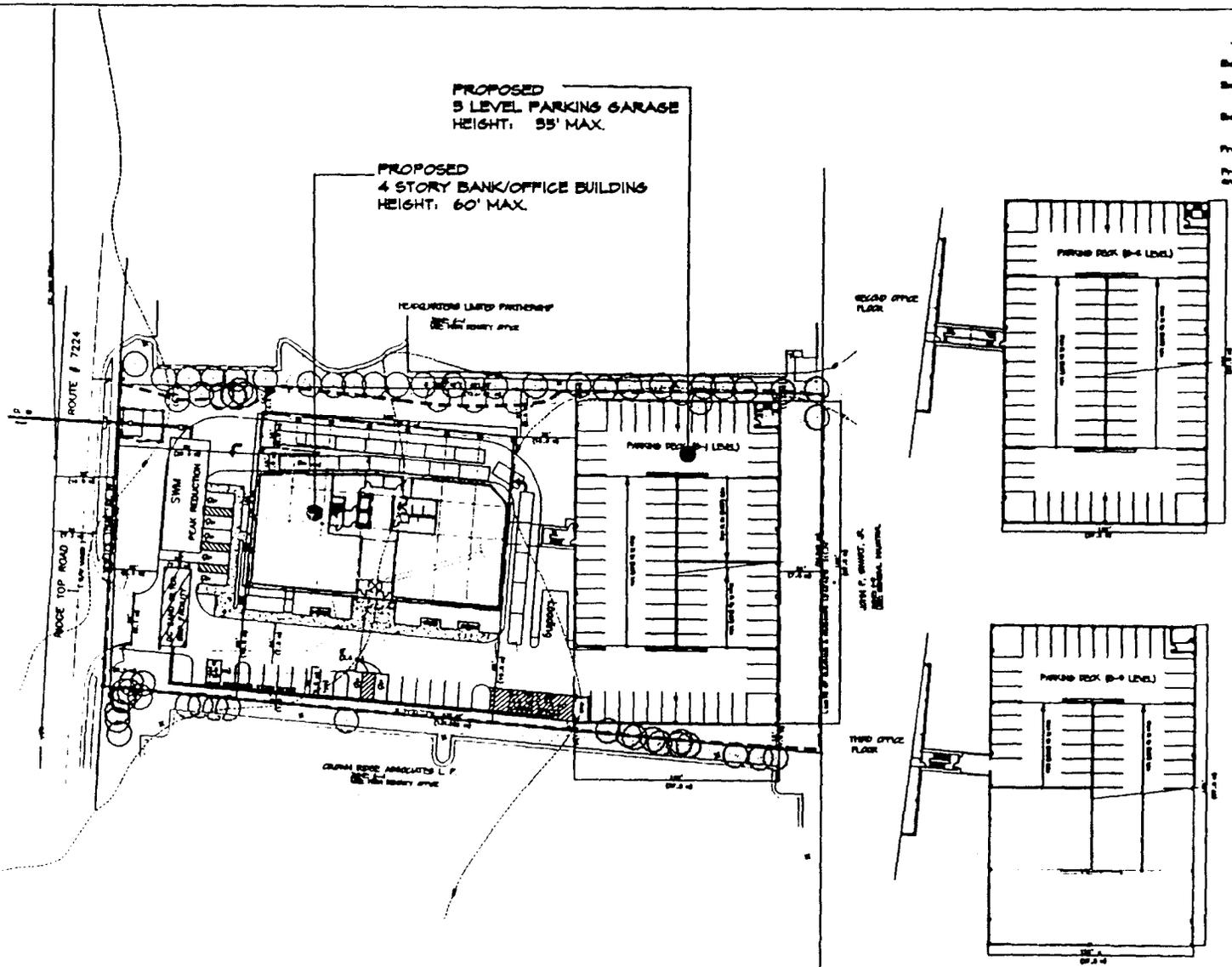
Patton Harris Hunt & Associates, Inc.
1000 North Fairfax Avenue, Suite 100
Arlington, VA 22201
703.261.1000

Office:
Patton Harris Hunt & Associates, Inc.
1000 North Fairfax Avenue, Suite 100
Arlington, VA 22201
703.261.1000

DESIGN	SURVEY
DRAWN: GJM	DATE: JANUARY 1908
CHECKED: SSW	SCALE: 1"=30'
SHEET: 1 OF 5	FILE NO: 4200-0-0

LEGEND

- Existing Storm Sewer 
- Existing Sanitary Sewer 
- Existing Tree 
- Proposed Storm Sewer 
- Proposed Limits of Clearing and Grading 



NO.	DATE	DESCRIPTION	BY
1	1/10/88	ISSUED FOR PERMITTING	PHR&A
2	1/10/88	REVISED PER PERMITTING	PHR&A
3	1/10/88	REVISED PER PERMITTING	PHR&A
4	1/10/88	REVISED PER PERMITTING	PHR&A
5	1/10/88	REVISED PER PERMITTING	PHR&A

PROFITING EA

APPLE FEDERAL CREDIT UNION
 BELLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

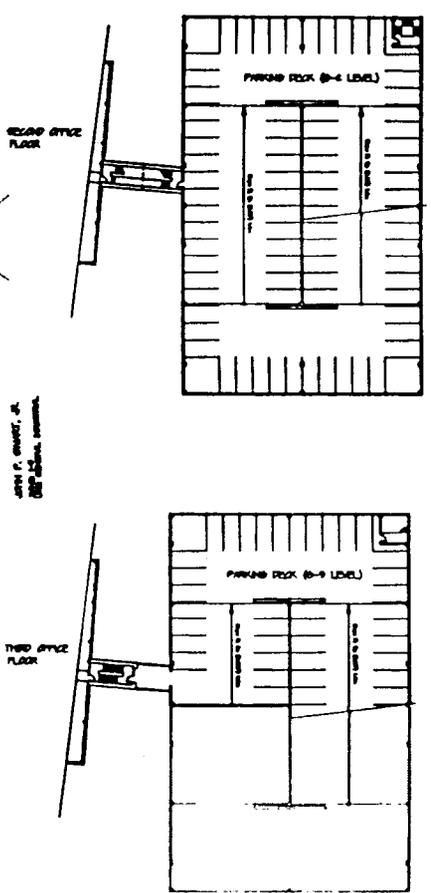
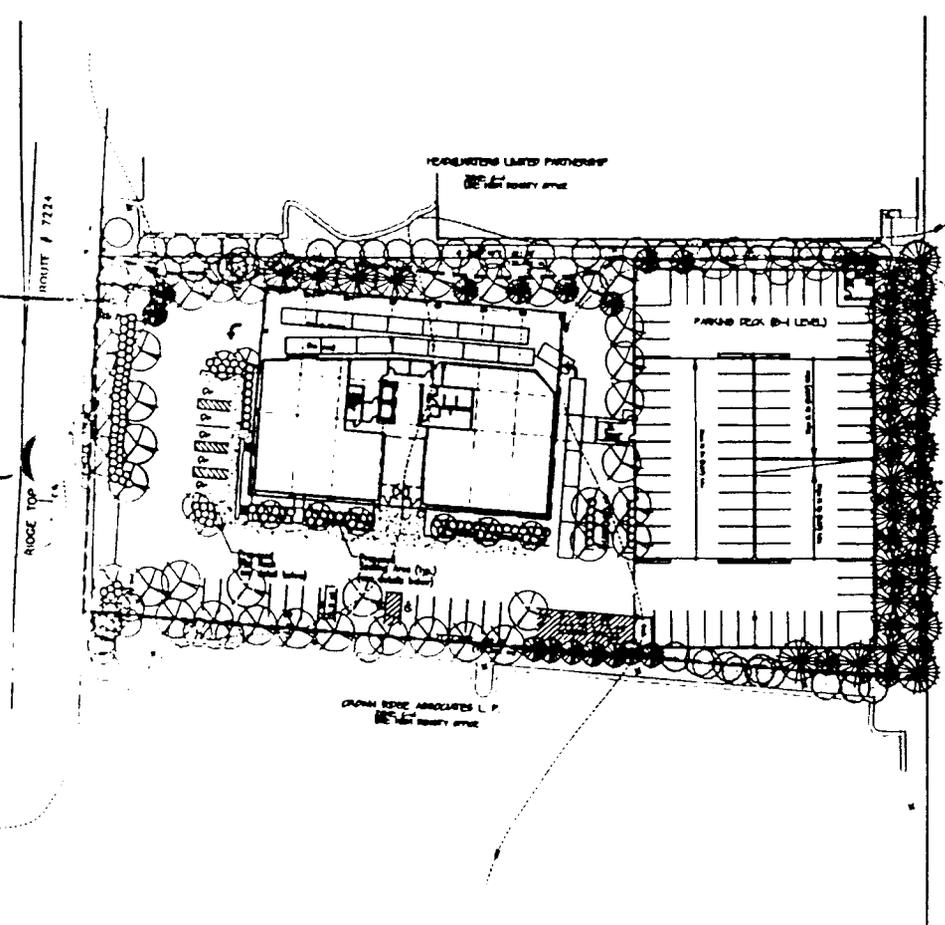
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

PHR&A

Professional Planning & Architecture, Inc.
 2015 North West Blvd., Suite 200
 Fairfax, VA 22031

DATE: 1/10/88

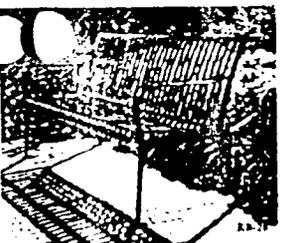
PROJECT	Q04	DATE	1/10/88
DRAWN	Q04	SCALE	1"=30'
CHECKED	SSW	DATE	1/10/88
NO.	2	OF	3
		PROJECT NO.	4200-0-0



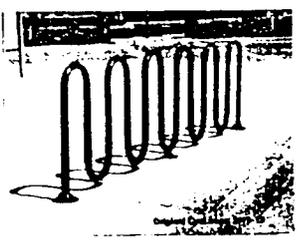
LEGEND

- Existing Storm Sewer
- Existing Water
- Existing Sanitary Sewer
- Existing Tree
- Proposed Evergreen Tree (6in. @ 12')
- Proposed Shade Tree (6in. @ 1 1/2' cal.)
- Proposed Shrub
- Proposed Storm Sewer
- Proposed Limits of Clearing and Grading
- Final Planting Design to be determined at time of Final Design.

Proposed Lighting Fixture or approved equal not mounted. Location to be determined color to compliment architecture.



Proposed Bench
Victor Stanley, Inc.
or approved equal
color to compliment
architecture



Proposed Bike Rack
Cycloops Bike Rack
or approved equal
color to compliment
architecture



Proposed Trash Receptacle
Victor Stanley, Inc.
or approved equal
location to be determined
color to compliment
architecture

DATE	BY	REVISION
5-27	SSW	

PROPOSITIONS	NO.

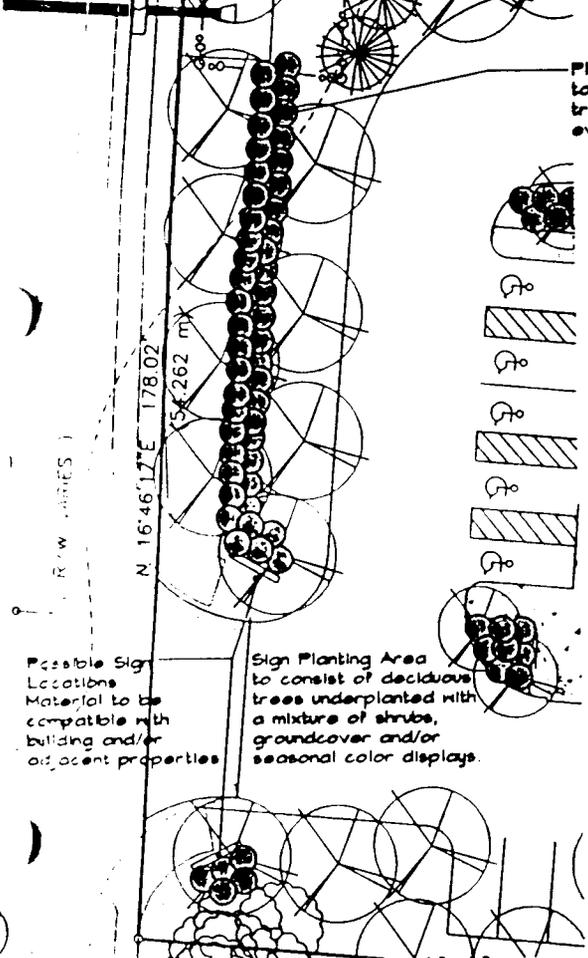
APPLE FEDERAL CREDIT UNION
SILLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL LANDSCAPE PLAN

PHR&A
Professional Horticulture & Architecture
10000 Lee Highway, Suite 100
Falls Church, VA 22041-1000
Tel: 703-261-1000

OWNER	Q&A	DATE	
DESIGNER	Q&A	DATE	JANUARY 1998
CHECKED	SSW	DATE	1-1-98
DRAWN	JCF	SCALE	4200-0-0

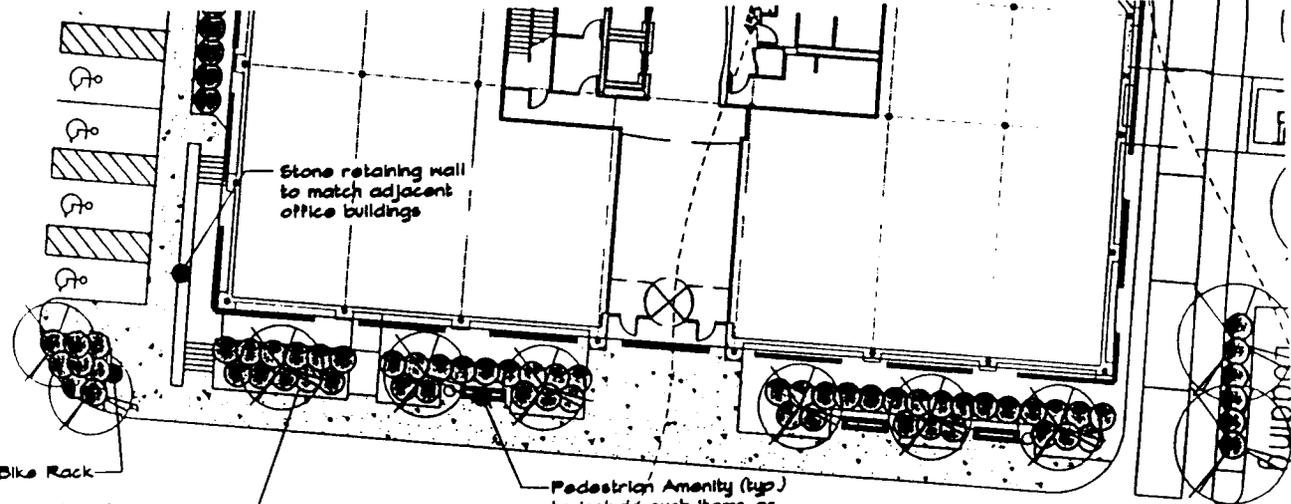
ROUTE



Planting Area to consist of deciduous trees underplanted with evergreen shrubs

Possible Sign Locations
Material to be compatible with building and/or adjacent properties

Sign Planting Area to consist of deciduous trees underplanted with a mixture of shrubs, groundcover and/or seasonal color displays.



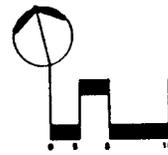
Stone retaining wall to match adjacent office buildings

Bike Rack

Planting Area to consist of deciduous trees underplanted with a mixture of shrubs, groundcover and/or seasonal color.

Pedestrian Amenity (typ.) to include such items as benches and trash receptacles

Site Entry
Scale: 1"=10'



Building Entry
Scale: 1"=10'

NO.	DATE	BY	DESCRIPTION
1	1/10/00	SSW	CONCEPTUAL LANDSCAPE
2	1/10/00	SSW	CONCEPTUAL LANDSCAPE
3	1/10/00	SSW	CONCEPTUAL LANDSCAPE
4	1/10/00	SSW	CONCEPTUAL LANDSCAPE
5	1/10/00	SSW	CONCEPTUAL LANDSCAPE
6	1/10/00	SSW	CONCEPTUAL LANDSCAPE
7	1/10/00	SSW	CONCEPTUAL LANDSCAPE
8	1/10/00	SSW	CONCEPTUAL LANDSCAPE
9	1/10/00	SSW	CONCEPTUAL LANDSCAPE
10	1/10/00	SSW	CONCEPTUAL LANDSCAPE

PROFESSIONAL SEAL

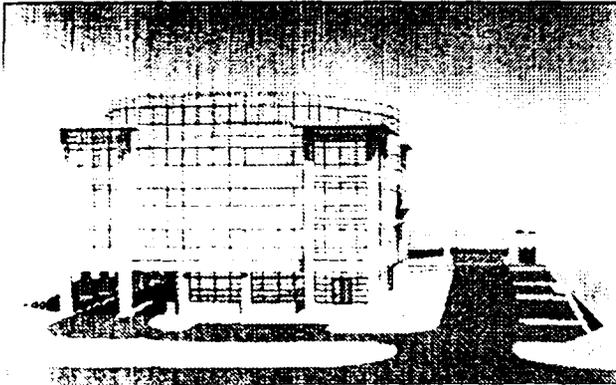
PROJECT
APPLE FEDERAL CREDIT UNION
BULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

FILE
CONCEPTUAL LANDSCAPE DETAILS

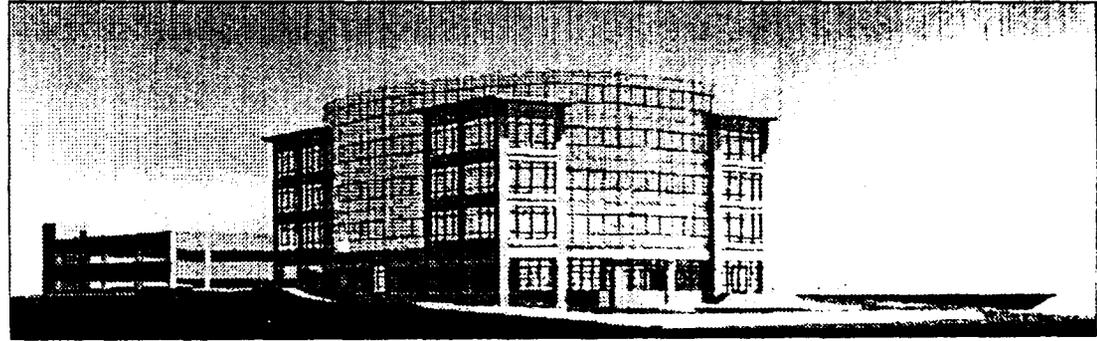
PHR&A
Professional Planning & Architecture
10000 Lee Highway, Suite 100
Falls Church, VA 22044
703-291-1000

Office:
Project No.
Responsible to:
Issued to:
Checked by:
Reviewed by:
Date:

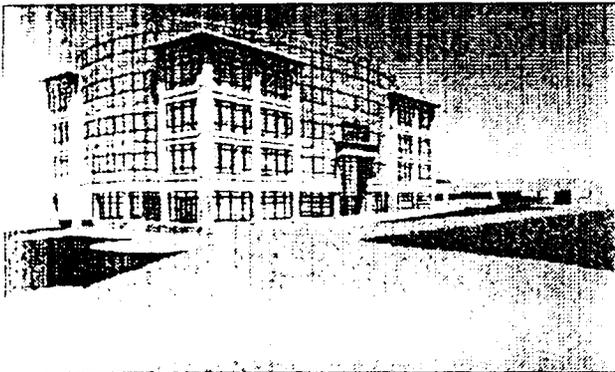
DESIGN	DATE	BY
DESIGN	01/10/00	SSW
DATE	01/10/00	SSW
SCALE	1"=30'	
DATE	4/25/00	FILE NO.
		4200-0-0



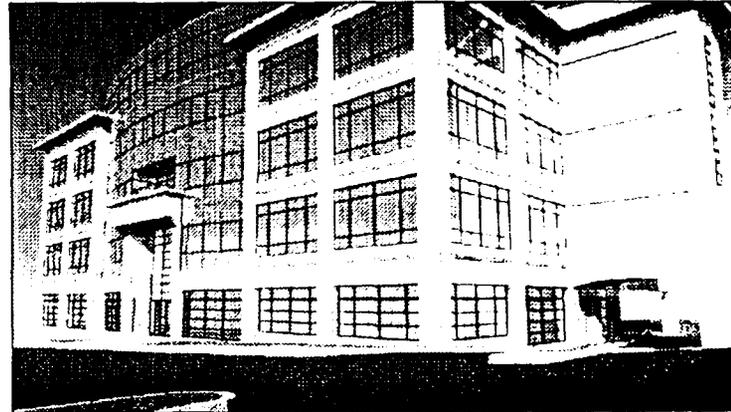
Ridge Top Road View



North Corner View



West Corner View



South Corner view

DATE	BY	REVISION
1/10/68	SA	
1/10/68	SA	

NO. 1	DATE	BY	REVISION

APPLE FEDERAL
CREDIT UNION
BILLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ARCHITECTURAL ELEVATIONS

PIRA&A
 Planning, Inc. & Associates
 1000 North 19th Street
 Arlington, Virginia 22209
 Telephone: 462-1100

NO. 1	DATE	BY	REVISION
004	JANUARY 1968		
004			1"=30'
5	5		4200-0-0

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

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 09/14/98

APPLICATION NUMBER: RZ 98-Y-018

SULLY

DISTRICT

APPLICANT: APPLE FEDERAL CREDIT UNION

STAFF: JOHNSON

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING: R- 1

ACRES: 1.91

PROPOSED:

C- 3
1.91

ACTION:

C- 3
1.91

TOTAL ACRES

1.91

TOTAL ACRES

1.91

MAP NUMBERS

056-2- /01/ /0032-

REMARKS:

ZONING MAP AMENDMENT

RZ 98-Y-018

ZONING DISTRICT DATA

ZONING DISTRICT: C- 3

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
-------	-------	-------	---------	-------	------------	-----------

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE	58,174	.70
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****	58,174	.70

REMARKS:

ZONING MAP AMENDMENT

RZ 98-Y-018

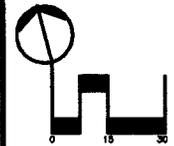
CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
-----	-----
7A OTHER MISCELLANEOUS - SEE FILE	7A OTHER MISCELLANEOUS - SEE FILE
1Z OTHER - GENERAL	1A GENERALIZED DEVEL PLAN
3Z OTHER - TRANSPORTATION	3Z OTHER - TRANSPORTATION
2L FAR	2Z OTHER - LAND USE
2I ARCHITECTURE	4H LANDSCAPING
7A OTHER MISCELLANEOUS - SEE FILE	

CONTRIB DATA: CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
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REMARKS:

ALONG WESTERN BOUNDARY



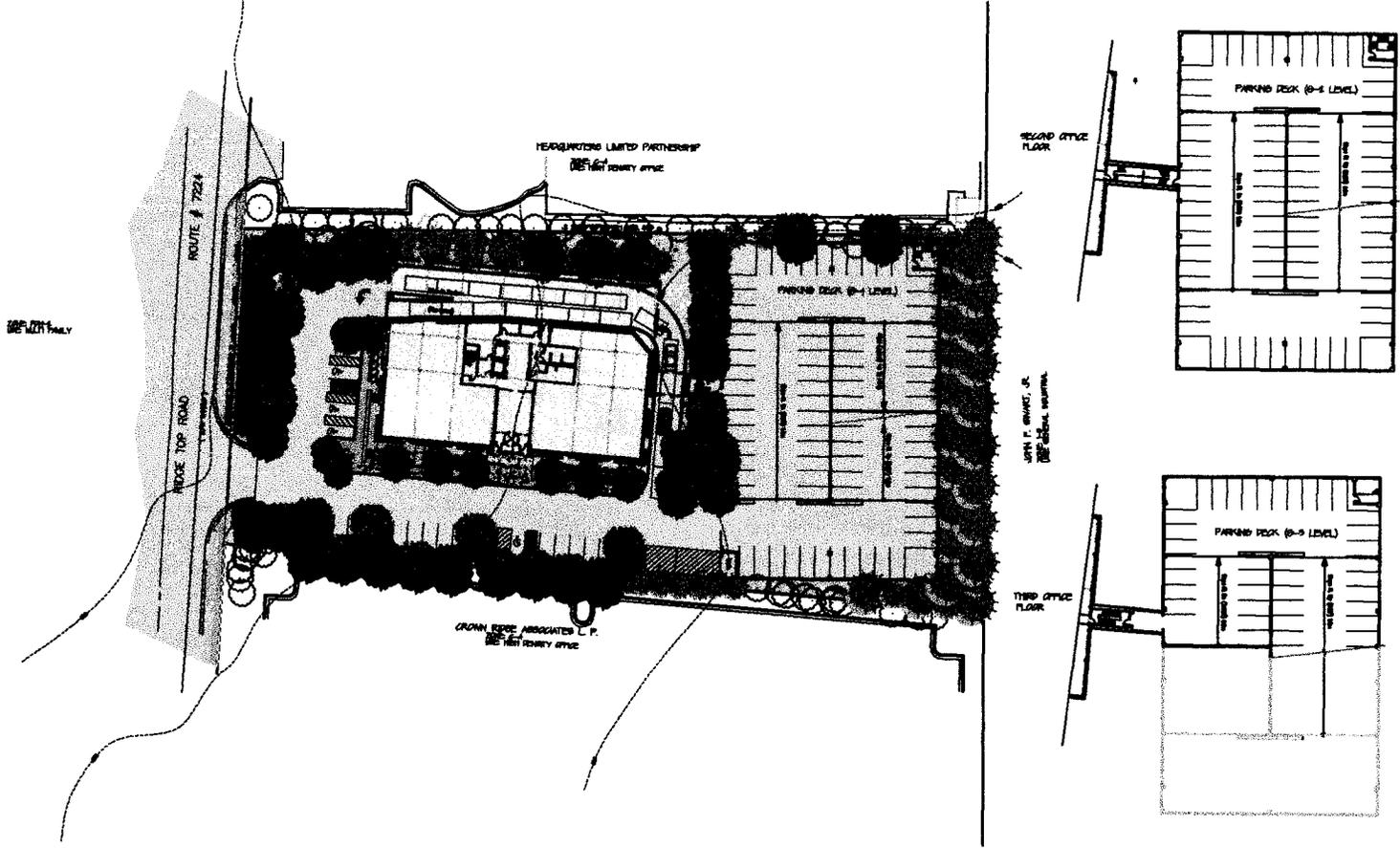
APPLE FEDERAL CREDIT UNION

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Professional Planning & Architecture
1999-2000



9 /14/98

5:30 p.m. Items - RZ-1998-SU-018 - APPLE FEDERAL CREDIT UNION
SE-98-Y-033 - APPLE FEDERAL CREDIT UNION
Sully District

On Wednesday, July 29, 1998, the Planning Commission voted unanimously (Commissioner Alcorn not present for the votes; Commissioners Coan and Thomas absent from the meeting) to recommend to the Board of Supervisors approval of:

- 1) RZ-1998-SU-018, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report;
- 2) SE-98-Y-033, subject to the proposed development conditions contained in Appendix 2 of the staff report and subject to approval of RZ-1998-SU-018;
- 3) a modification to the transitional screening and barrier requirements along the western property line, in favor of those shown on the GDP/SE plat.

Planning Commission Meeting
July 29, 1998
Verbatim Excerpts

RZ-1998-SU-018 - APPLE FEDERAL CREDIT UNION
SE-98-Y-033 - APPLE FEDERAL CREDIT UNION

After Close of the Public Hearing

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

Commissioner Koch: Thank you, Mr. Chairman. This application is for approval to rezone 1.91 acres from the R-1 District to the C-3 District and to construct a four story, 58,174 gross square foot office building with an FAR of .70, and a special exception approval to permit a 3,877 square foot bank with two drive-through windows within the first floor of the office building. The application has staff's favorable recommendation and is in harmony with the Comprehensive Plan and meets the applicable standards of the Zoning Ordinance. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATION RZ-1998-SU-018, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE IN APPENDIX 1 OF 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 RZ-1998-SU-018, say aye.

Commissioners: Aye.

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

Commissioner Koch: I also MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF SE-98-Y-033, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 AND SUBJECT TO THE APPROVAL OF RZ-1998-SU-018.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE-98-Y-033, say aye.

Commissioners: Aye.

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

Commissioner Koch: And finally, Mr. Chairman, I MOVE THAT THE COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A MODIFICATION TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THOSE SHOWN ON THE GDP/SE PLAT.

Commissioner Byers: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motions carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Coan and Thomas absent from the meeting.)

LBG