



FAIRFAX COUNTY

DPZ

**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
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Fairfax, Virginia 22035-0072

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June 1, 2001

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC
2200 Clarendon Boulevard – 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 2000-MV-046

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 30, 2001, granting Rezoning Application Number RZ 2000-MV-046 in the name of Huntington Metro LLC, to rezone certain property in the Mount Vernon District from the C-2, C-6, R-4, R-20 and R-30 Districts to the PRM District (Planned Residential Mixed-Use), to permit mixed use development to include residential, WMATA facilities and permitted secondary uses, subject to the proffers dated March 23, 2001, located in the northeast quadrant of the intersection of Fort Drive and North Kings Highway and south side of Huntington Avenue, Tax Map 83-1 ((1)) 17; 83-1 ((7)) 2B; 83-3 ((1)) 88, consisting of approximately 58.12 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2000-MV-046 on March 22, 2001, subject to the Board's approval of RZ 2000-MV-046.

The Board also:

- **Modified the loading requirements for the retail office and multifamily uses.**
- **Waived the transitional screening and barrier requirements along the north, south and west property lines in lieu of that shown on the final development plan.**

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- **Waived the provision of a bicycle trail along North Kings Highway in favor of a six foot wide pedestrian sidewalk.**
- **Waived the minimum 200 square foot privacy yard requirement for single family attached dwelling units.**
- **Waivers to permit underground detention and water quality within the residential multifamily area.**
- **Waived the maximum 600-foot private street length requirement.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Mount Vernon 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
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
DPWES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lipa, Executive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 8 2001
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 30th day of April, 2001, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-MV-046**

WHEREAS, Huntington Metro LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-2, C-6, R-4, R-20 and R-30 Districts to the PRM District (Planned Residential Mixed-Use), 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 Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM 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 30th day of April, 2001.



Nancy Veirs
Clerk to the Board of Supervisors

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 24 2000

ZONING EVALUATION DIVISION

July 18, 2000
**DESCRIPTION OF
THE PROPERTY OF
WASHINGTON METROPOLITAN
AREA TRANSIT AUTHORITY**

DEED BOOK 3352 PAGE 630; DEED BOOK 3358 PAGE 517;
DEED BOOK 4198 PAGE 324; DEED BOOK 4198 PAGE 326;
DEED BOOK 4205 PAGE 266; DEED BOOK 4207 PAGE 508;
DEED BOOK 4218 PAGE 345; DEED BOOK 4250 PAGE 505;
DEED BOOK 4362 PAGE 689; DEED BOOK 5058 PAGE 738

**ALL AMONG THE LAND RECORDS
OF FAIRFAX COUNTY, VIRGINIA**

Being all of the property of Washington Metropolitan Area Transit Authority (WMATA) acquired by deeds recorded in Deed Book 3352 at Page 630; Deed Book 3358 at Page 517; Deed Book 4198 at Page 324; Deed Book 4198 at Page 326; Deed Book 4205 at Page 266; Deed Book 4207 at Page 508; Deed Book 4218 at Page 345; Deed Book 4250 at Page 505; Deed Book 4362 at Page 689 and Deed Book 5058 at Page 738 all among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point on the southeast corner of the former property of Centex-Winston Corporation as acquired by WMATA by deed recorded in Deed Book 3358 at Page 517 among the land records of Fairfax county, Virginia, said point also being in the northerly line of Lot 25, Block 9 Section 3, Fair Haven (Deed Book 392, Page 89); thence running with the northerly property line of said lot 25 and lots 26, 27 and 28 of said Fair Haven and the northerly right-of-way line of Fort Drive (State Route 1601, 50 feet right-of-way)

1. North $61^{\circ}38'25''$ West, 1011.89 feet to a point of curvature (non-tangent) said point being the intersection of said northerly right-of-way line of Fort Drive, 1601 and North Kings Highway, State Route 241 (right-of-way Varies); thence with the said eastern right-of-way line of North Kings Highway the following six courses and distances
2. 75.05 feet along the arc to the left having a radius of 354.31 feet and a chord bearing and distance of North $10^{\circ}30'49''$ East, 74.91 feet to a point of tangency; thence
3. North $04^{\circ}26'45''$ East, 431.66 feet to a point of curvature (tangent); thence
4. 222.17 feet along the arc to the left having a radius of 709.46 feet and a chord bearing and distance of N $04^{\circ}31'30''$ West, 221.26 feet to a point of tangency; thence

5. North $13^{\circ}29'45''$ West, 201.72 feet to a point of curvature (tangent); thence
6. 51.97 feet along the arc to the left having a radius of 359.71 feet and a chord bearing and distance of North $17^{\circ}38'03''$ West, 51.92' to a point of tangency; thence
7. North $21^{\circ}46'20''$ West, 446.53 feet to a point of curvature (non-tangent); thence leaving said right-of-way and running with the common line of Huntington Club Condominiums the following six (6) courses and distances
8. 22.74 feet along the arc to the left having a radius of 20.00 feet and a chord bearing and distance of South $54^{\circ}18'02''$ East, 21.53 feet to point of tangency; thence
9. South $86^{\circ}52'26''$ East, 15.70 feet to a point; thence
10. North $65^{\circ}49'23''$ East, 67.73 feet to a point; thence
11. North $00^{\circ}51'16''$ West 226.10 feet to a point; thence
12. North $28^{\circ}02'25''$ East, 683.49 feet to a point; thence
13. North $60^{\circ}48'17''$ West, 108.20 feet to a point, said point being a common corner with the property of Joseph B. Nunn; thence running with the said common line of Nunn the following two (2) courses and distances
14. North $27^{\circ}18'16''$ East, 197.81 feet to a point; thence
15. North $60^{\circ}48'19''$ West, 111.05 feet to a point; thence
16. North $26^{\circ}50'00''$ East, 195.22 feet to a point on the southern right-of-way line of Huntington Avenue, State Route 1332 (right-of-way varies); thence with the said southern right-of-way line of Huntington Avenue the following ten courses and distances
17. South $60^{\circ}27'22''$ East, 219.19 feet to a point of curvature (tangent); thence
18. 32.39 feet along the arc to the right having a radius of 88.53 feet and a chord bearing and distance of South $49^{\circ}58'32''$ East, 32.21 feet to a point of reverse curvature; thence

19. 31.78 feet along the arc to the left having a radius of 88.53 feet and a chord bearing and distance of South 49°46'39" East, 31.61 feet to a point compound curvature; thence
20. 128.92 feet along the arc to the left having a radius of 5,674.08 feet and a chord bearing and distance of South 59°24'33" East, 128.92 feet to a point of tangency; thence
21. South 58°45'46" East, 471.46 feet to a point; thence
22. North 29°08'23" East, 12.00 feet to a point; thence
23. South 58°42'08" East, 32.58 feet to a point of curvature; thence
24. 13.32 feet along the arc to the right having a radius of 5,775.82 feet and a chord bearing and distance of South 58°59'46" East, 13.32 feet to a point (non-tangent); thence
25. North 29°11'02" East, 3.91 feet to a point on the arc (non-tangent); thence
26. 75.98 feet along the arc to the right having a radius of 5,772.08 feet and a chord bearing and distance of South 58°58'03" East, 75.98 feet to a point; thence leaving said right right-of-way
27. South 29°22'04" West, 1,185.49 feet to a point; thence
28. South 40°13'35" East, 179.76 feet to a point; thence
29. South 56°10'04" East, 902.89 feet to a point; thence
30. South 23°12'29" West, 773.27 feet to a point; thence
31. South 29°47'20" West, 315.68 feet to the point of beginning containing 2,531,976 square feet or 58.12617 acres of land.