



FAIRFAX COUNTY

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 15, 1998

James D. Turner, Manager
FFA Company, L.C.
124 South Royal Street
Alexandria, Virginia 22314

RE: Rezoning Application
Number RZ 1998-MV-021

Dear Mr. Turner:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 3, 1998 granting Rezoning Application Number RZ 1998-MV-021 in the name of FFA Company, L.C., to rezone certain property in the Mount Vernon District from the R-2 and C-8 Districts; Highway Corridor Overlay and Historic Overlay Districts to the C-2 District; Highway Corridor Overlay and Historic Overlay Districts, subject to the undated proffers, which are stamped received by the Department of Planning and Zoning (DPZ) on August 3, 1998, on subject parcel 109-2 ((2)) Pt. 10 and Pt. 18 consisting of approximately 5.93 acres.

The Board also:

- **Waived the minimum lot width;**
- **Waived the barrier requirement along the eastern boundary;**
- **Modified the transitional screening along the eastern boundary and western boundary in the area in front of the building and along the southern side of the driveway in accordance with the proffered Generalized Development Plan (GDP); and**

RZ 1998-MV-021
September 15, 1998

2.

- **Waived the service drive requirement on Mount Vernon Memorial Highway.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

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
Paul Eno, 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
SEP 18 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 3rd day of August, 1998, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-MV-021**

WHEREAS, FFA Company, L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2 and C-8 Districts; Highway Corridor Overlay and Historic Overlay Districts to the C-2 District; Highway Corridor Overlay and Historic Overlay Districts, 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 C-2 District; Highway Corridor Overlay and Historic Overlay Districts, and said property is subject to the use regulations of said C-2 District; Highway Corridor Overlay and Historic Overlay Districts, 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 3rd day of August, 1998.



Nancy Veffrs

Clerk to the Board of Supervisors

**METES & BOUNDS DESCRIPTION
OF A PORTION OF
FFA COMPANY, L.C.
PROPERTY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

APR 3 1998

ZONING EVALUATION DIVISION

Beginning at an iron pipe found on the East side of Mount Vernon Memorial Highway, State Route #235 (variable width) and also being a corner to N/F Coopersmith Limited Partnership; thence

- 1) North 67 degrees 46 minutes 11 seconds East, 512.16 feet to a point; thence through the Future Farmers of America, Inc. property
- 2) South 27 degrees 57 minutes 49 seconds East, 21.64 feet to a point; thence
- 3) North 57 degrees 42 minutes 11 seconds East, 674.82 feet to a point on the East boundary line of the property; thence with part of Lot 17 and Lot 16, Keys & Russell Subdivision
- 4) South 12 degrees 01 minutes 20 seconds East, 142.20 feet to an iron pipe found; thence
- 5) South 17 degrees 34 minutes 20 seconds East, 176.10 feet to an iron pipe found; thence
- 6) North 89 degrees 10 minutes 40 seconds East, 220.75 feet to an iron pipe found; thence departing the Keys & Russell Subdivision and running through the Future Farmers of American, Inc. property
- 7) South 69 degrees 35 minutes 39 seconds West, 375.17 feet; thence
- 8) South 61 degrees 25 minutes 11 seconds West, 384.62 feet; thence
- 9) North 73 degrees 16 minutes 19 seconds West, 59.08 feet to a point on a West boundary line of the property and common to Lot 17, Woodlawn Heights; thence with Lot 17 and continuing on through the property of Future Farmers of American, Inc.
- 10) North 27 degrees 57 minutes 49 seconds West, 231.09 feet to a point; thence
- 11) South 67 degrees 46 minutes 11 seconds West, 513.96 feet to a point along the East side of Mount Vernon Memorial Highway; thence with Mount Vernon Memorial Highway
- 12) North 26 degrees 20 minutes 49 seconds West, 63.30 feet to the point of beginning and containing 252,002 square feet or 5.7852 acres of land.

**METES & BOUNDS DESCRIPTION
OF A PORTION OF
FFA COMPANY, L.C.
PROPERTY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

APR 3 1998

ZONING EVALUATION DIVISION

Beginning at a point in the line of Lot 18, Section 1, Woodlawn Heights and located North 67 degrees 46 minutes 11 seconds East, 512.16 feet from an iron pipe found on the east side of Mt. Vernon Memorial Highway, Route #235; thence running with Lot 18

- 1) North 57 degrees 42 minutes 11 seconds East, 150.00 feet; thence running thru Lot 18
- 2) North 62 degrees 02 minutes 11 seconds East, 285.63 feet; thence
- 3) South 57 degrees 42 minutes 11 seconds West, 436.44 feet; thence
- 4) North 27 degrees 57 minutes 49 seconds West, 21.64 feet to the point of beginning and containing an area of 6,328 square feet or 0.1453 acres of land.

**PROFFER STATEMENT
FFA COMPANY, L.C.
RZ 98-MV-021**

AUG 3 1998

ZONING EVALUATION DIVISION

Pursuant to §15.2-2203(A) of the 1950 Code of Virginia, as amended, and §18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) the property owners and the Applicant, for themselves and their successors or assigns (hereinafter collectively referred to as the "Applicant"), proffer to develop the subject property in accordance with the following conditions if, and only if, rezoning application RZ 98-MV-021 is granted. In the event said rezoning request is denied, the proffers will immediately be null and void and of no further force and effect.

1. The Property which is the subject of this rezoning application shall be developed for office use and other uses permitted by right for which the parking requirement can be met in substantial conformance with the Generalized Development Plan ("GDP") dated March, 1998 and revised through June 28, 1998, prepared by R.C. Fields, Jr. & Associates.
2. Applicant will develop this property with a density not to exceed a floor area ratio of 0.23. However, an increase in gross floor area may be permitted to provide a covered or enclosed walkway between the two existing buildings or to refine architectural features of the existing building. In no event, shall these additions increase the office space to exceed a FAR of 0.25
3. Applicant will provide landscaping in substantial conformance with the landscaping shown on the GDP. If said landscaping encroaches into existing or future easements and/or utilities, the developer will relocate these plantings at an appropriate location to be reasonably determined by DPW&ES.
4. For purposes of preserving and enhancing the environmental sensitivity of the site and for maximizing the preservation of trees and other existing vegetation, a final landscaping plan prepared in accordance with the GDP will be submitted to DPW&ES and Urban Forestry for review and approval as part of final site plan approval. The landscaping plans shall include:
 - A. Limits of clearing and grading consistent with those shown on the GDP which protects drip lines of trees to be preserved both on site and on the adjacent development to the east; and
 - B. On site supplemental planting of trees will be provided as shown on the GDP.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

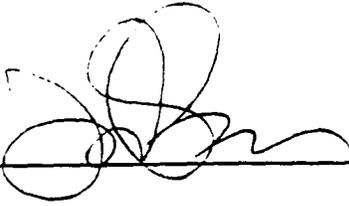
AUG 3 1998

ZONING EVALUATION DIVISION

5. During site plan review, if it is reasonably determined necessary by DPW&ES to remove any trees previously designated to be preserved in order to locate additional utility lines (other than those reflected on the GDP) then the applicant shall substitute an area of additional tree save of equivalent value as determined by Urban Forestry Branch of DPW&ES at an alternative location on the property. If a suitable alternative location cannot be identified on site, Applicant shall replace such trees according to the directions of Urban Forestry Branch of DPW&ES pursuant to the Public Facilities Manual.
6. Applicant shall dedicate right-of-way as requested by VDOT and DPW&ES consistent with future design guidelines and convey in fee simple to the Board along the Application Property's frontage, as shown on the GDP. Dedication shall be made at time of site plan approval or upon demand from Fairfax County, which ever shall first occur. All ancillary easements shall be granted by the Applicant at time of site plan approval.
7. Applicant has offered to dedicate and donate the area within the 100 year floodplain and resource protection area as shown on the GDP. The land will be utilized as a Best Management Practice (BMP) and will require the area to be encompassed by a conservation easement, prohibiting its development in perpetuity. Applicant shall dedicate the land area to the Fairfax County Board of Supervisors (or the appropriate County entity) or the Mt. Vernon Ladies Association. A credit for maximum density shall be allowed consistent with 2-308 of the Fairfax County Zoning Ordinance.
8. A fifteen (15) foot trail easement along the creek shall be provided by applicant in the conservation easement area. This reservation is to be made in accordance with Fairfax County Park Authority (FCPA) standards. The location to be determined by the FCPA. If land is not dedicated to Fairfax County, an access easement will be provided to the trail easement.

Parking lot lighting shall be downward directed to prevent spill-over onto surrounding properties, to the satisfaction of DPW&ES. Any sign lighting to be provided will shine on the sign directly. The sign may not be illuminated from within the sign. All lighting directed at the sign will be concentrated on the sign to prevent spillover lighting.
10. Applicant shall escrow funds to construct frontage improvements to Mt. Vernon Memorial Highway along the applications property frontage within the dedicated right-of-way as approved by the Virginia Department of Transportation (VDOT) and DPW&ES Improvements shall include right and left turn lanes consistent with recommendations from VDOT and DPW&ES. DPW&ES will determine escrow amount at time of site plan approval. Turn lanes will be designed to be coordinated with the adjacent residential development. Existing entrance will be upgraded to VDOT standards.

Title Owner #5632
Mt. Vernon Memorial
Highway (FFA Co., LC)

By: 
Name JAMES D. TURNER
Title: MANAGER

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

AUG 3 1998

ZONING EVALUATION DIVISION

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

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 08/03/98

APPLICATION NUMBER: RZ 98-V-021

MT. VERNON DISTRICT

APPLICANT: FFA COMPANY, L.C.

STAFF: BRAHAM

APPLICATION DATA

EXISTING ZONING AND ACREAGE

| | | |
|---------|------|------|
| ZONING: | C- 8 | R- 2 |
| ACRES: | .14 | 5.79 |

PROPOSED:

| |
|------|
| C- 2 |
| 5.93 |

ACTION:

| |
|------|
| C- 2 |
| 5.93 |

TOTAL ACRES

5.93

TOTAL ACRES

5.93

MAP NUMBERS

109-2- /02/ /0010- P,0018- P

REMARKS:

REZONING TO ALLOW EXISTING OFFICE BUILDING CONSTRUCTED BY PUBLIC BENE
FIT ASSOCIATION TO BE USED AS COMMERCIAL OFFICES

ZONING MAP AMENDMENT

RZ 98-V-021

ZONING DISTRICT DATA

ZONING DISTRICT: C- 2

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 | 64,582 | .25 |
| INDUSTRIAL-GEN | | | TRAN-UTIL-COMM | | |
| CULT/EDU/RELG/ENT | | | RETAIL-EATING EST | | |
| INDUST-WAREHOUSE | | | *****TOTAL***** | 64,582 | .25 |

REMARKS:

RZ 98-V-021

CONDITION/CONTRIBUTION DATA

| COND CODE DESCRIPTION | COND CODE DESCRIPTION |
|-----------------------------------|------------------------------------|
| 3Z OTHER - TRANSPORTATION | 2D DEDICATION: B.O.S. |
| 4P LIGHTING | 3B RIGHT-OF-WAY: DEDICATION/RESERV |
| 4B TREES/COUNTY ARBORIST | 4Z OTHER - ENVIRONMENT |
| 4Z OTHER - ENVIRONMENT | 4H LANDSCAPING |
| 2L FAR | 1A GENERALIZED DEVEL PLAN |
| 7A OTHER MISCELLANEOUS - SEE FILE | 7A OTHER MISCELLANEOUS - SEE FILE |
| 7A OTHER MISCELLANEOUS - SEE FILE | 7A OTHER MISCELLANEOUS - SEE FILE |

| 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:

DEDICATION OF DOUGE CREEK EQC TO FAIRFAX COUNTY OR THE LADIES OF MOUN
T VERNON IN CONJUNCTION WITH IMPOROVEMENTS TO THE GRIST MILL

8/3/98

4:30 p.m. Item - RZ-1998-MV-021 - FFA COMPANY, L.C.
Mount Vernon District

On Thursday, July 30, 1998, the Planning Commission voted unanimously (Commissioners Downer, Palatiello and Thomas not present for the vote; Commissioner Coan absent from the meeting) to recommend the following to the Board of Supervisors:

- approval of RZ-1998-MV-021, subject to the proffers contained in Appendix 1 amended as follows:

revise Proffer #1 to read: "The Property which is the subject of this rezoning application shall be developed for office use and other uses permitted by right for which the parking requirement can be met in substantial conformance with the Generalized Development Plan dated March, 1998 and revised through June 28, 1998, prepared by R. C. Fields, Jr. and Associates;"

- waiver of the minimum lot width requirement for the C-2 District.

The Commission further voted 8-0-1 (Commissioner Thomas abstaining; Commissioners Downer and Palatiello not present for the vote; Commissioner Coan absent from the meeting) to recommend the following to the Board of Supervisors:

- waiver of the barrier requirement along the eastern boundary and the modification of the transitional screening yard along the eastern boundary, the western boundary, the area in front of the building and along the southern side of the driveway in accordance with the proffered GDP;
- waiver of the service drive requirement on Mount Vernon Memorial Highway.

Planning Commission Meeting
July 30, 1998
Verbatim Excerpts

RZ-1998-MV-021 - FFA COMPANY, L.C.

After Close of the Public Hearing

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

Commissioner Byers: Thank you, Mr. Chairman. This application is the first of several applications that are going to be coming in on this very large property to improve this corner down by Woodlawn Plantation. It's going to be an exceptional development, so we're really pleased to see this adaptive use of the FFA Building coming in right away. This application has the support of the Mount Vernon Council, the community in that area and certainly I support it. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE RZ-1998-MV-021, SUBJECT TO THE PROFFERS CONTAINED IN APPENDIX 1 WITH THE ONE ADDITION THAT I MADE TONIGHT.

Commissioners Alcorn, Hall and Hunter: Second.

Chairman Murphy: Seconded by Mr. Hunter and Ms. Hall and Mr. Alcorn. 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-MV-021, say aye.

Commissioners: Aye.

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

Commissioner Byers: Mr. Chairman, I MOVE that the Board approve the minimum lot width -- I better start over -- THAT THE BOARD WAIVE THE MINIMUM LOT WIDTH REQUIREMENT FOR THE C-2 DISTRICT. And the reason for that is, this is just part of the overall development and the minimum lot width has to be waived because that's just going to be the entrance road.

Commissioner Hunter: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE BARRIER REQUIREMENT ALONG THE

EASTERN BOUNDARY AND THE TRANSITIONAL SCREENING YARD BE MODIFIED ALONG THE EASTERN BOUNDARY AND THE WESTERN BOUNDARY AND THE AREA IN FRONT OF THE BUILDING AND ALONG THE SOUTHERN SIDE OF THE DRIVEWAY IN ACCORDANCE WITH THE PROFFERED GDP.

Commissioner Hunter: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Thomas: Abstain.

Chairman Murphy: Motion carries. Mr. Thomas abstains.

Commissioner Byers: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE SERVICE DRIVE REQUIREMENT ON MOUNT VERNON MEMORIAL HIGHWAY.

Commissioners Hunter and Kelso: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Thomas: Abstain.

Chairman Murphy: Motion carries. Mr. Thomas abstains.

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(The first two motions carried unanimously with Commissioners Downer, Palatiello and Thomas not present for the vote; Commissioner Coan absent from the meeting.)

(The last two motions carried by a vote of 8-0-1 with Commissioner Thomas abstaining; Commissioners Downer and Palatiello not present for the vote; Commissioner Coan absent from the meeting.)

GLW