



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

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July 28, 1998

Gregory A. Reigle, Planner
McGuire, Woods, Battle and Boothe
8280 Greensboro Drive - Suite 900
McLean, Virginia 22102-3892

RE: Rezoning Application
Number RZ 1998-LE-022
(Concurrent with SE 97-L-073)

Dear Mr. Reigle:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 13, 1998 granting Rezoning Application Number RZ 1998-LE-022 in the name of Springfield Hospitality, LLC, to rezone certain property in the Lee District from the C-6 District; Highway Corridor Overlay and Sign Control Overlay Districts to the C-4 District; Highway Corridor Overlay and Sign Control Overlay Districts, subject to the proffers dated May 1, 1998, on subject parcel 80-4 ((1)) 6A consisting of approximately 3.07 acres.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 1998-LE-022

July 28, 1998

2.

cc: John M. Yeafman, Director, Real Estate Div., Dept. of Tax Administration
Michael 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 Acq. & Planning Div., Park Authority
Planning Commission (District)
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

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 13th day of July, 1998, the following ordinance was adopted

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-LE-022
(CONCURRENT WITH SE 97-L-073)

WHEREAS, Springfield Hospitality, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-6 District; Highway Corridor Overlay and Sign Control Overlay Districts to the C-4 District; Highway Corridor Overlay and Sign Control 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-4 District; Highway Corridor Overlay and Sign Control Overlay Districts, and said property is subject to the use regulations of said C-4 District; Highway Corridor Overlay and Sign Control 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 13th day of July, 1998.



Nancy Vehrs

Clerk to the Board of Supervisors

DESCRIPTION OF PARCEL '6-A'
DB.7750 PAGE 1941

BEGINNING at an X-cut to be set in concrete gutter on the easterly right-of-way of BRANDON AVENUE, ROUTE 1371, (66 feet wide), and the northwesterly right-of-way of SHIRLEY MEMORIAL HIGHWAY, ROUTE 95 (width varies);

THENCE with said easterly right-of-way of Brandon Avenue the following courses and distances: N. 01 degree 01' 10" E. 5.78 feet to an iron pipe found; N. 06 degrees 10' 20" E. 313.51 feet to an iron pipe found on the southerly right-of-way of Bland Street (Privately owned and Maintained), 60 feet wide.

THENCE running with said southerly right-of-way of Bland Street the following courses and distances: 122.52 feet along the arc of a curve to the right, having a radius of 78.00 feet to an iron pipe found; S. 83 degrees 49' 40" E. 328.76 feet to an iron pipe found; 276.85 feet along the arc of a curve to the left with a radius of 191.69 feet to an X-cut in base of concrete retaining wall to be set in the westerly right-of-way of the aforementioned Shirley Memorial Highway;

THENCE running in a southerly direction with northwesterly right-of-way of Shirley Memorial Highway the following courses and distances; 219.92 feet along the arc of a curve To the right, having a radius of 340.00 feet to a VDH monument found; S. 50 degrees 25' 11" W. 404.16 feet to a VDH monument found; 111.20 feet along the arc of a curve to the right, having a radius of 306.48 feet to a VDH monument found; S. 71 degrees 15' 47" W. 79.07 feet to a VDH monument found; N. 48 degrees 58' 17" E. 26.25 feet to an X-cut to be set in the base of a light pole; N. 86 degrees 03' 03" W. 75.83 feet to the point and place of beginning, containing 3.0735 acres of land, more or less.

PROFFERS
SPRINGFIELD HOSPITALITY, L.L.C.
May 1, 1998

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 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 80-4((1))6A (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the C-4 District is granted. In the event said application request is denied, these proffers shall be null and void. The Owners, the Applicant, for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Owners and the Applicant (hereinafter collectively referred to as the "Applicant") further agree that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property. These proffered conditions, if accepted, supersede all proffers existing on the Property. The proffered conditions are:

1. Principal use of the property shall be as a hotel and shall be in substantial conformance with the submitted Generalized Development Plan (GDP), prepared by the RBA Group and dated May 5,

1997. The proffer does not preclude: the addition of permitted Accessory Uses or Accessory Service Uses, to include but not be limited to eating establishments within the hotel structure; or continued landscaping or streetscape improvements. Minor modifications to the approved GDP shall be permitted in accordance with Section 18-204 of the Zoning Ordinance.

2. Within one hundred twenty (120) days of rezoning approval, the Applicant shall make a monetary contribution in the amount of \$17,000 to the Fairfax County Department of Public Works, Utilities Planning and Design Division, for the exclusive purpose of enabling the County or its agents to perform streetscape improvements along the Brandon Avenue frontage of the property. The design concepts and materials used in these streetscape improvements are to be in substantial conformance with the illustrations attached as to these proffers as Exhibit 1.

SPRINGFIELD HOSPITALITY, L.L.C.

By: James A. Ellis
Name: James A. Ellis
Title: VP SHL Management Corp.
Managing Member

AMENDMENT FILE

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

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 07/13/98

APPLICATION NUMBER: RZ 98-L-022 LEE DISTRICT
APPLICANT: SPRINGFIELD HOSPITALITY LLC
STAFF: BRAHAM

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING: C- 6

ACRES: 3.07

PROPOSED:

C- 4
3.07

ACTION:

C- 4
3.07

TOTAL ACRES

3.07

TOTAL ACRES

3.07

MAP NUMBERS

080-4- /01/ /0006-A

REMARKS:

CONCURRENT WITH SE 97-L-073

ZONING MAP AMENDMENT

RZ 98-L-022

ZONING DISTRICT DATA

ZONING DISTRICT: C- 4

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 | 98,087 | .73 | OFFICE | | |
| INDUSTRIAL-GEN | | | TRAN-UTIL-COMM | | |
| CULT/EDU/RELG/ENT | | | RETAIL-EATING EST | | |
| INDUST-WAREHOUSE | | | *****TOTAL***** | 98,087 | .73 |

REMARKS:

ZONING MAP AMENDMENT

RZ 98-L-022

CONDITION/CONTRIBUTION DATA

| COND CODE DESCRIPTION | COND CODE DESCRIPTION |
|---------------------------|--------------------------|
| 2B USE RESTRICTION | 1Z OTHER - GENERAL |
| 1A GENERALIZED DEVEL PLAN | |

| CONTRIB DATA: | CND CODE | AMOUNT | CONDITIONED | EXPIRES | CONTRIB CODE |
|---------------|----------|----------|-------------|----------|--------------|
| | 1Z | \$17,000 | X | 11/12/98 | |
| | | \$0 | | 00/00/00 | |
| | | \$0 | | 00/00/00 | |
| | | \$0 | | 00/00/00 | |

REMARKS:

CONTRIBUTION FOR STREETScape PROJECT ON BRANDON AVENUE PAID TO DPW, SEE APPENDIX 9 OF STAFF REPORT

7/13/98

4:30 p.m. Items - RZ-1998-LE-022 - SPRINGFIELD HOSPITALITY, L.L.C.
SE-97-L-073 - SPRINGFIELD HOSPITALITY, L.L.C.
Lee District

On Thursday, June 11, 1998, the Planning Commission voted unanimously (Commissioner Thomas not present for the votes; Commissioners Alcorn and Murphy absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to the subject applications:

- 1) approval of RZ-1998-LE-022, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report;
- 2) approval of SE-97-L-073, subject to the proposed development conditions contained in Appendix 2 of the staff report.

Planning Commission Meeting
June 11, 1998
Verbatim Excerpts

RZ-1998-LE-022 - SPRINGFIELD HOSPITALITY, L.L.C
SE-97-L-073 - SPRINGFIELD HOSPITALITY, L.L.C

After Close of the Public Hearing

Vice Chairman Byers: I'll close the public hearing and turn to Mr. Kelso for action on this case.

Commissioner Kelso: Mr. Chairman, the purpose of these two concurrent applications is to bring the existing Holiday Inn in Springfield in concurrence with the existing or current Zoning Ordinance. The hotel was established and approved by the Board of Supervisors in 1972. The approval included a condition that the special permit was granted to the applicant only. Deletion of this condition prompted the filing of the application. Accordingly, the applicant is requesting, pursuant to RZ-1998-LE-022, that 3.07 acres be rezoned from the C-6 District to the C-4 high intensity office commercial district. For the record, Mr. Chairman, we have a letter of support from C-SPARC, the Central Springfield Area Revitalization Committee, which the applicant is generous enough to host their meetings. Also, the application was presented to the Lee District Land Use and Transportation Council last Monday with a unanimous endorsement. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-LE-022, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THE DRAFT PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hunter: Second.

Vice Chairman Byers: Seconded by Mr. Hunter. Any discussion? All in favor of the motion to recommend that the Board of Supervisors approve RZ-1998-LE-022, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Kelso.

Commissioner Kelso: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-97-L-073, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Hunter: Second.

Vice Chairman Byers: Seconded by Mr. Hunter. Any discussion? All in favor of the motion to recommend that the Board of Supervisors approve SE-97-L-073, say aye.

Planning Commission Meeting
June 11, 1998
RZ-1998-LE-022 & SE-979-L-073

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Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries.

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

GLW