



FAIRFAX COUNTY

APPLICATION FILED: December 21, 1998
PLANNING COMMISSION: March 10, 1999
BOARD OF SUPERVISORS: March 22, 1999
@ 5:00 PM

V I R G I N I A

February 24, 1999

STAFF REPORT

APPLICATION PCA 75-8-036
(Concurrent with DPA C-546-22 and RZ 1998-BR-073)

BRADDOCK DISTRICT

APPLICANT: Steuart-Burke Centre Shopping Center, LLC

PRESENT ZONING: PRC

PARCEL: 77-1 ((1)) 63

ACREAGE: 11.0 acres

FAR: 0.24 proposed with this application;
(Up to 0.25 FAR allowed under Development
Plan Amendment with future Proffer Condition
Amendment)

PLAN MAP: Residential Planned Community and Retail
and Other Commercial Uses

PROPOSAL: Amend RZ 75-8-036 to increase the permitted
floor area

REQUESTED WAIVERS: Modification of transitional screening
requirement and waiver of barrier requirement
along the northern property boundary

STAFF RECOMMENDATION:

Staff recommends approval of PCA 75-8-036, subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of RZ 1998-BR-073, subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of DPA C-546-22, subject to the proposed development conditions contained in Appendix 2.

Staff also recommends that the transitional screening requirements along the northern boundary be modified to that shown on the DP Plat, and that the barrier requirement along the northern boundary be waived.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Reasonable accommodation is available upon 7 days advance notice. For information call (703) 324-1334.



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STAFF REPORT

APPLICATION RZ 1998-BR-073
(Concurrent with PCA 75-8-036 and DPA C-546-22)

BRADDOCK DISTRICT

APPLICANT:	Steuart-Burke Centre Shopping Center, LLC
PRESENT ZONING:	I-5
REQUESTED ZONING:	PRC
PARCEL:	77-1 ((1)) 64
ACREAGE:	2.18 acres
FAR:	0.10 proposed with this application; (Up to 0.25 FAR allowed under Development Plan Amendment with future Proffer Condition Amendment)
PLAN MAP:	Residential Planned Community and Retail and Other Commercial Uses
PROPOSAL:	Rezone subject property to bring it into the Burke Planned Residential Community to permit Village Center uses
REQUESTED WAIVERS:	Modification of transitional screening requirement and waiver of barrier requirement along the northern property boundary
STAFF RECOMMENDATION:	

Staff recommends approval of RZ 1998-BR-073, subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff also recommends that the transitional screening requirements along the northern boundary be modified to that shown on the DP Plat, and that the barrier requirement along the northern boundary be waived.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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STAFF REPORT

APPLICATION DPA C-546-22
(Concurrent with PCA 75-8-036 and RZ 1998-BR-073)

BRADDOCK DISTRICT

APPLICANT: Steuart-Burke Centre Shopping Center, LLC

PRESENT ZONING: PRC, I-5

REQUESTED ZONING: PRC

PARCEL: 77-1 ((1)) 63 and 64

ACREAGE: 13.18 acres

FAR: 0.25

PLAN MAP: Residential Planned Community and Retail
and Other Commercial Uses

PROPOSAL: Amend DP C-546 to expand the Burke Center
by bringing Tax Map Parcel 77-1 ((1)) 64 into
the Burke Village Center and to increase the
floor area of Parcels 77-1 ((1)) 63 and 64.

REQUESTED WAIVERS: Modification of transitional screening
requirement and waiver of barrier requirement
along the northern property boundary

STAFF RECOMMENDATION:

Staff recommends approval of DPA C-546-22, subject to the proposed development conditions contained in Appendix 2.

Staff also recommends that the transitional screening requirements along the northern boundary be modified to that shown on the DP, and that the barrier requirement along the northern boundary be waived.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



PROFFERED CONDITION AMENDMENT/

PCA 75-8-036

REZONING APPLICATION

RZ 1998-BR-073

PCA 75-8-036

FILED 12/21/98

STUART-BURKE CENTRE SHOPPING CENTER, L.L.C.

PROFFERED CONDITION AMENDMENT

PROPOSED: COMMERCIAL DEVELOPMENT

APPROX. 11.00 ACRES OF LAND; DISTRICT - BRADDOCK

LOCATED: EAST OF ROUTE 123 ON THE NORTH SIDE OF BURKE CENTRE PARKWAY

ZONING: PRC

OVERLAY DISTRICT(S):

077-1- /01/ /0063-

MAP REF

FILED 12/21/98

STUART-BURKE CENTRE SHOPPING CENTER, L.L.C.

TO REZONE: 2.18 ACRES OF LAND; DISTRICT - BRADDOCK

PROPOSED: REZONE FROM THE I-5 DISTRICT TO THE PRC DISTRICT TO PERMIT COMMERCIAL DEVELOPMENT

LOCATED: EAST OF ROUTE 123 ON THE NORTH SIDE OF BURKE CENTRE PARKWAY

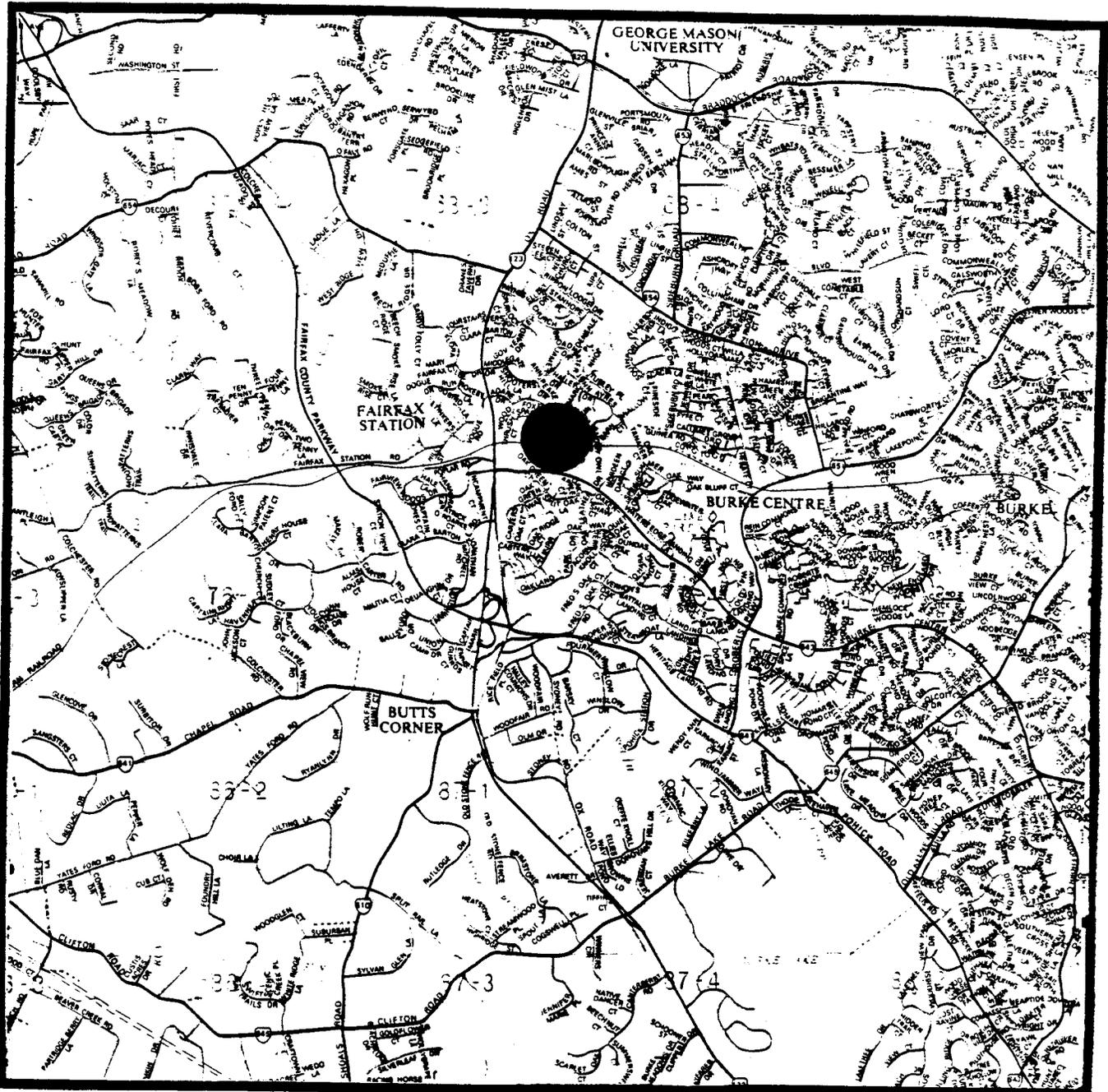
ZONING: I-5

TO: PRC

OVERLAY DISTRICT(S):

077-1- /01/ /0064-

MAP REF



PROFFERED CONDITION AMENDMENT /

PCA 75-8-036

PCA 75-8-036

FILED 12/21/98

STUART-BURKE CENTRE SHOPPING CENTER, L.L.C.

PROFFERED CONDITION AMENDMENT

PROPOSED: COMMERCIAL DEVELOPMENT

APPROX. 11.00 ACRES OF LAND; DISTRICT - BRADDOCK

LOCATED: EAST OF ROUTE 123 ON THE NORTH SIDE OF BURKE CENTRE PARKWAY

ZONING: PRC

OVERLAY DISTRICT(S):

077-1- /01/ /0063-

MAP REF

REZONING APPLICATION

RZ 1998-BR-073

FILED 12/21/98

STUART-BURKE CENTRE SHOPPING CENTER, L.L.C.

TO REZONE:

2.18 ACRES OF LAND; DISTRICT - BRADDOCK

PROPOSED: REZONE FROM THE I-5 DISTRICT TO THE PRC DISTRICT TO PERMIT COMMERCIAL DEVELOPMENT

LOCATED: EAST OF ROUTE 123 ON THE NORTH SIDE OF BURKE CENTRE PARKWAY

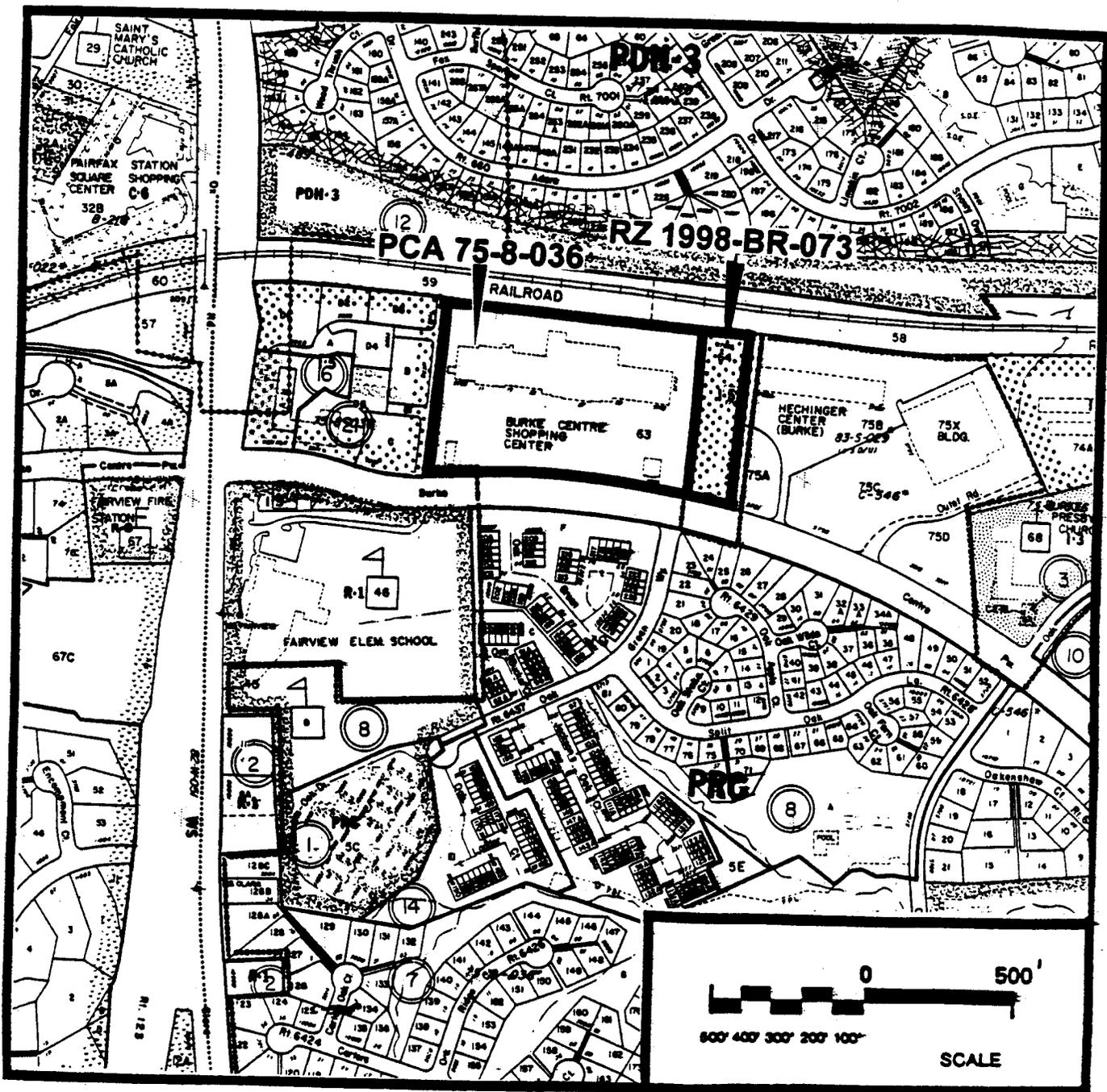
ZONING: I-5

TO: PRC

OVERLAY DISTRICT(S):

077-1- /01/ /0064-

MAP REF



DEVELOPMENT PLAN AMENDMENT

DPA C-546-22

DPA

C-546 -22
FILED 12/21/98

STUART-BURKE CENTRE SHOPPING CENTER, L.L.C.

DEVELOPMENT PLAN AMENDMENT

PROPOSED: COMMERCIAL DEVELOPMENT

APPROX. 13.18 ACRES OF LAND; DISTRICT - BRADDOCK

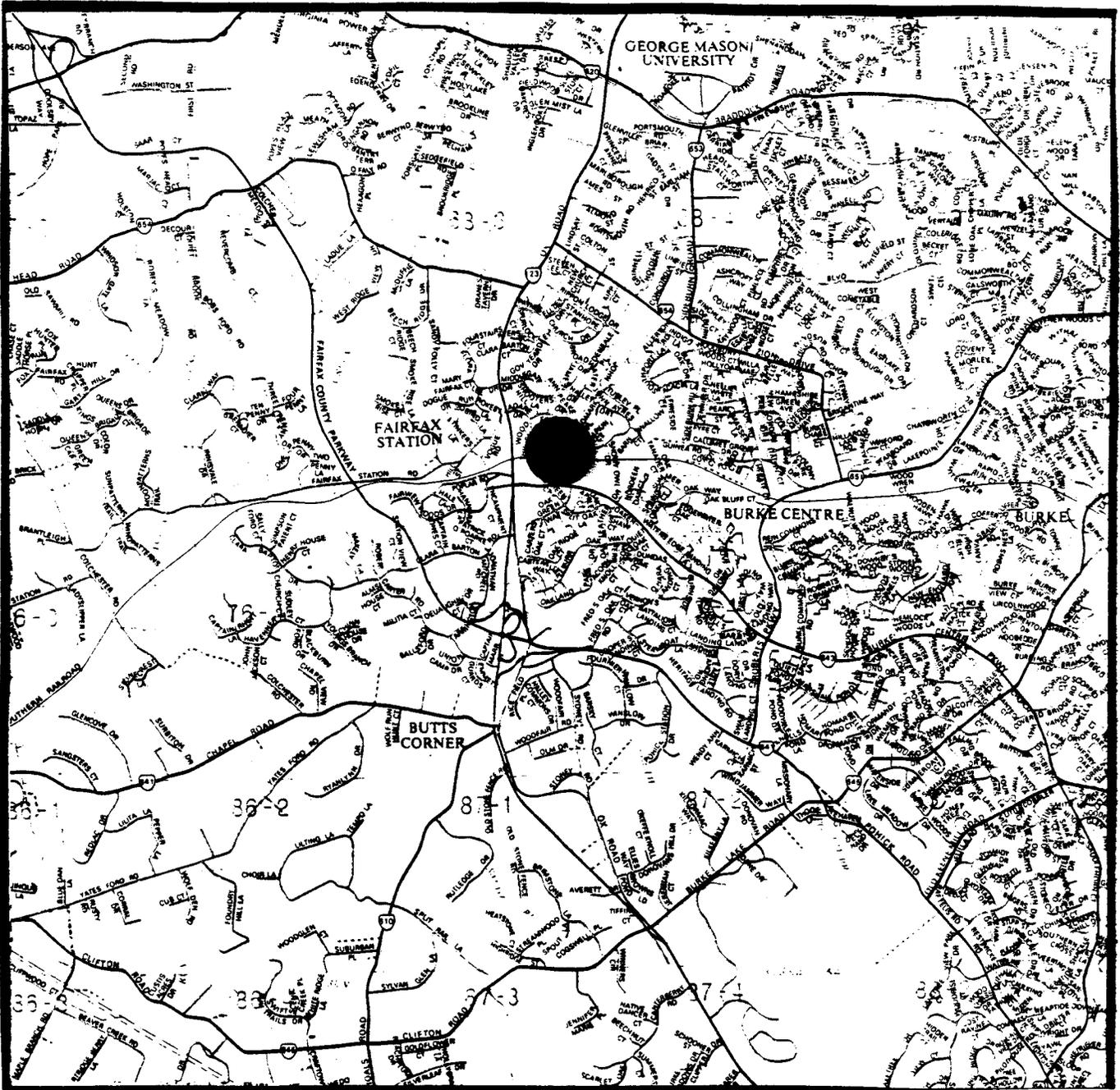
LOCATED: EAST OF ROUTE 123 ON THE NORTH SIDE OF BURKE
CENTRE PARKWAY

ZONING: PRC

OVERLAY DISTRICT(S):

MAP REF

077-1- /01/ /0063- ,0064-



DEVELOPMENT PLAN AMENDMENT

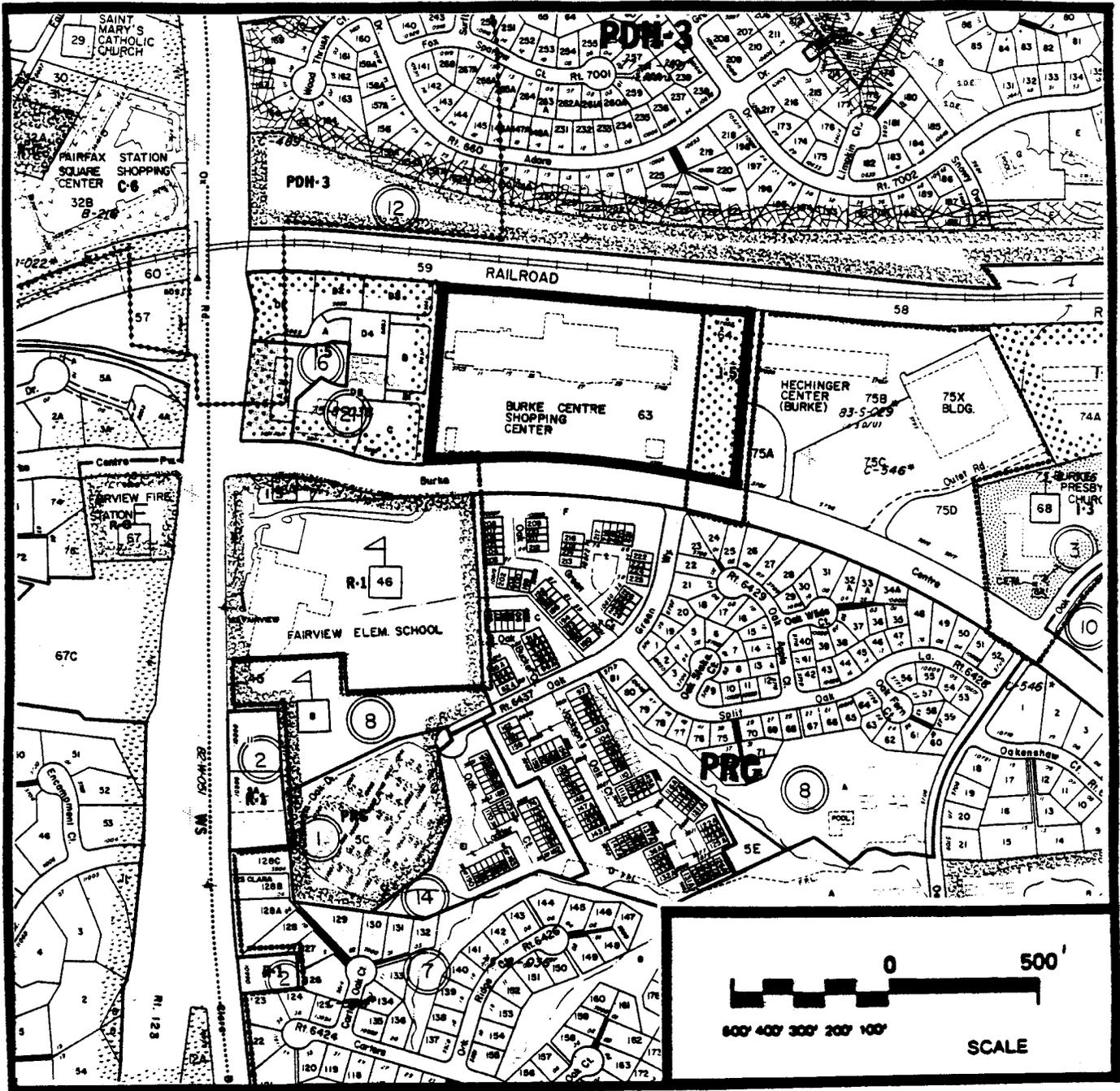
DPA C-546-22

DPA C-546 -22
FILED 12/21/98

STUART-BURKE CENTRE SHOPPING CENTER, L.L.C.
DEVELOPMENT PLAN AMENDMENT
PROPOSED: COMMERCIAL DEVELOPMENT
APPROX. 13.18 ACRES OF LAND; DISTRICT - BRADDOCK
LOCATED: EAST OF ROUTE 123 ON THE NORTH SIDE OF BURKE
CENTRE PARKWAY

ZONING: PRC
OVERLAY DISTRICT(S):

MAP REF 077-1- /01/ /0063- ,0064-



**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal: The applicant proposes (1) a Proffer Condition Amendment to amend RZ 75-8-036 to increase the floor area of the shopping center from 95,919 square feet to 114,119 square feet, an increase of 18,200 square feet; (2) to rezone Parcel 77-1 ((1)) 64 from the I-5 District to the PRC District; and (3) to amend DP C-546 to expand the Burke Planned Residential Community by bringing Tax Map Parcel 77-1 ((1)) 64 into the Village Center. No physical changes are proposed to Parcel 64 at this time. This application will allow expansion of the existing shopping center on Parcel 63, consolidate an out-parcel into the Village Center, and eliminate discrepancies between the gross floor area allowed under the existing proffers and the existing site improvements.

Location: The subject property is located on the north side of Burke Centre Parkway, to the east of Route 123.
(5701 - 5765 Burke Centre Parkway)

Acreage: PCA 75-8-036: 11.18 acres
RZ 1998-BR-073: 2.18 acres
DPA C-546-22: 13.18 acres

Proposed Density: PCA 75-8-036: 0.24 FAR
RZ 1998-BR-073: 0.10 FAR
DPA C-546-22: 0.25 FAR*

* Only 0.10 FAR is proposed on Parcel 64 and 0.24 FAR on Parcel 63 with this application. The Burke Development Plan (DP C-546) is being revised to allow 0.25 FAR on both parcels so that the entire Burke Village Center will be planned at the same level of development.

Waivers Requested: Modification of transitional screening requirement and waiver of barrier requirement along the northern property boundary

LOCATION AND CHARACTER

Site Description:

The 13.18 acre subject property is fully developed with an existing shopping center, Burke Centre Shopping Center. Parcel 63 is developed with a strip center including a grocery store and a bank with a drive-through window. There area also two freestanding establishments in front of the strip center closer to Burke Centre Pkwy., a service station and a restaurant. Parcel 63 has access to Burke Centre Pkwy., with two direct access points from the parking lot and two access drives on the eastern and western sides of the parcel. Parcel 64 has three freestanding uses, a gas station, a veterinary office, and a tire/auto service center. Parcel 64 has access to Burke Centre Pkwy. via the access driveways. There are a few mature trees located in islands in and around the edges of the parking areas on both parcels.

Surrounding Area Description:

Direction	Use	Zoning
North	Railroad; Public land	PDH-3
South	Townhouses and Single Family Detached Homes	PRC
East	Shopping Center (Burke Village Centre)	PRC
West	Commercial and Offices	I-5

BACKGROUND

Site History:

- ◆ C-546 was approved by the Board of Supervisors on August 11, 1975, rezoning 1,188.02 acres to the RPC District and 49.49 acres to the I-L District, with proffers; the RPC Comprehensive Plan designation was adopted as a part of the Area III Plan at the same time.
- ◆ RZ 75-8-036 and DPA C-546 were approved by the Board of Supervisors on December 6, 1976, rezoning 104.4 acres of land from the RE-1, I-L, and I-P

Sheet one shows the Burke Centre PRC as adopted with the following changes proposed:

- ◆ Land Bay 10A/8B (Tax Map Parcels 77-1 ((1)) 63 and 64), which is identified as a part of the Village Center, is revised to allow up to 143,519 square feet of gross floor area.

- ◆ Note #1 states that the following uses may be established in Land Bays 10A and 8B as primary or secondary uses:
 - Accessory uses and accessory service uses, as permitted by Article 10 [of the Fairfax County Zoning Ordinance]
 - Business service and supply establishments
 - Amusement arcades*
 - Automobile-oriented uses
 - Car washes
 - Drive-in banks
 - Fast-food restaurants
 - Quick-service food stores
 - Service stations
 - Service stations/mini-marts
 - Billiard and pool halls
 - Bowling alleys
 - Commercial swimming pools, tennis courts and similar courts
 - Health clubs
 - Miniature golf courses
 - Skating facilities
 - Any other similar commercial recreation use
 - Community uses (Group 4) [Special permit uses in the Fairfax County Zoning Ordinance]
 - Dwellings as permitted in Article 6-302 A [of the Fairfax County Zoning Ordinance]
 - Eating establishments
 - Financial institutions
 - Funeral chapels*
 - Institutional uses (Group 3) [Special permit uses in the Fairfax County Zoning Ordinance]
 - Light public utility uses (Category 1) [Special exception uses in the Fairfax County Zoning Ordinance]
 - Offices
 - Personal service establishments
 - Public uses

Districts to the RPC District and 29.3 acres of land from the RE-1 and RPC Districts to the I-L District, with proffers (see Appendix 5)

- ◆ RZ 83-S-029 and DPA C-546 were approved by the Board of Supervisors on September 12, 1983, bringing Parcels 77-1 ((1)) 75A, 75B, 75C, 75D, and 75X into the Burke Centre RPC, and identifying them as part of the Village Center. This created a "Village Center" in two pieces, separated by Parcel 64 which was not a part of the Burke Centre RPC.
- ◆ Other amendments to the Burke Centre Development Plan have not affected the property under consideration in this application.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)

Plan Area: Pohick Planning District; Area I

Planning Sector: Middle Run Community Planning Sector (P6)

Plan Map: Residential Planned Community and Retail and Other Uses

ANALYSIS

**Combined Development Plan Amendment/Development Plan
(Copy at front of staff report)**

Title of DP: Burke Centre Shopping Center

Prepared By: Bowman Consulting Group

Original and Revision Dates: Sheet 1 of 2 dated November 6, 1998 as revised through February 17, 1999; and Sheet 2 of 2 dated November 1998 as revised through January 26, 1999

The Combined Development Plan Amendment/Development Plan (DPA/DP) consists of two (2) sheets. The first sheet shows the Development Plan Amendment for the entire Burke Centre PRC; the second shows the Development Plan for the subject property.

- Quasi-public uses (Category 3) [Special exception uses in the Fairfax County Zoning Ordinance]
- Repair service establishments
- Retail sales establishments
- Taxi stands
- Theaters
- Transportation facilities (Category 4) [Special exception uses in the Fairfax County Zoning Ordinance]; Limited to bus or railroad stations and WMATA stations
- Vehicle light service establishments
- Veterinary hospitals

* The applicant has proffered to, notwithstanding the notes on both sheets one and two, not allow amusement arcades or funeral chapels on these parcels.

Sheet two includes a vicinity map, site tabulations, notes, and depicts the layout of Parcels 63 and 64 including the following features (all existing structures and features will remain):

- ◆ Existing strip shopping center structure on the northern portion of Parcel 63 with a total of 95,919 square feet (9,592 square feet of existing space to be approved under this application)
- ◆ 18,200 square feet of proposed additional space to the shopping center (total of 114,119 square feet) to be distributed as follows:
 - 5,000 square feet in an additional retail space at the east end of the strip center (attached)
 - 13,200 square feet of additional space to be added to the existing Safeway grocery store in the center of the strip (at the front and back of the store)
- ◆ Proposed relocations of sidewalks and canopies around proposed building additions
- ◆ One (1) existing service station with pump canopy at the southwestern corner of the site
- ◆ One (1) freestanding restaurant at the southeastern corner of the site
- ◆ 493 parking spaces on Parcel 63
- ◆ Access drives on eastern and western boundaries of Parcel 63
- ◆ Two (2) direct access points onto Burke Centre Parkway
- ◆ Existing tree line along a portion of the northern boundary
- ◆ Three (3) freestanding buildings on Parcel 64
- ◆ 42 parking spaces on Parcel 64
- ◆ Existing islands and trees in the parking lots of both parcels

The tabulations on sheet one note that there is currently 95,919 square feet of gross floor area built on Parcel 63 for a floor area ratio of 0.20 although only 0.18 FAR (86,327 square feet) is approved for the parcel. Building permits for the existing floor area were inadvertently issued; this application is in part intended to rectify this error.

The tabulations also indicate that 0.25 FAR is proposed in the future for Parcel 64. Although no proposals have currently been made to increase the FAR of the subject property to 0.25, the Development Plan Amendment being reviewed concurrently with the rezoning and proffer condition amendment will allow an FAR of 0.25 in the Village Center (Parcels 63 and 64 together) if approved.

Transportation Analysis (See Appendix 7)

Issue: Access

The transportation analysis recommends that the southernmost entrance on the western side of the property be realigned to improve circulation with the adjacent parcel, and one of the direct entrances to Burke Centre Parkway be closed.

Resolution

Staff feels that these would be desirable improvements to the property. This issue was not addressed by the applicant.

Issue: Vehicular Circulation

The transportation analysis recommends that the applicant should ensure that vehicles utilizing the unloading area do not obstruct vehicle circulation in the rear of the building.

Resolution

Staff has proposed a development condition addressing this issue.

Environmental Analysis (See Appendix 8)

There are no environmental issues associated with this request.

Land Use Analysis (See Appendix 6)

There are no land use issues associated with this request.

Public Facilities Analysis (See Appendices 9 - 13)

As stated in the Department of Public Works and Environmental Services (DPWES) comments (Appendix 9), the site falls in the Sideburn and Dam Two segments of the Pohick Creek Watershed. No complaints are on file concerning stream bank erosion downstream of the subject site.

The sanitary sewer analysis (Appendix 10) notes that the existing 10 inch line serving the property is adequate for the proposed use at this time, and that based on current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time.

The water service analysis (Appendix 11) notes that the application is within the franchise area of the Fairfax County Water Authority. Adequate domestic water service is available to the site.

The comments from Fire and Rescue (Appendix 12) state that the application property is serviced by the #32, Fairview Fire and Rescue Station and that the site currently meets fire protection guidelines.

Comments from the Fairfax County Park Authority (Appendix 13) state that the proposed additional development would not have an adverse impact on the lands or resources of the Park Authority.

ZONING ORDINANCE PROVISIONS (See Appendix 14)**Rezoning to a PRC District:** Sect. 16-202

Paragraph 10 of Sect. 16-202 states that:

“Additional land may be added to a PRC District by a rezoning application if such land is included within the area of the adopted comprehensive plan, if it represents a logical extension of the area zoned PRC, and if it is adjacent thereto.”

This application for inclusion in the Burke PRC meets these standards.

General Standards for all Planned Developments: Sect. 16-101

This application meets all of the general standards for Planned Developments.

Design Standards for all Planned Developments: Sect. 16-102

The first standard requires that, at the periphery of the planned development district, the bulk regulations, landscaping, and screening requirements shall generally conform to those of the most closely comparable conventional zoning district. The following table shows that this application meets the bulk standards requirements of the C-5 (Neighborhood Commercial Retail District).

Bulk Standards (C-5)		
Standard	Required	Provided
Lot Size	40,000 sq. ft.	574,121 sq. ft.
Lot Width	200 ft.	1,115 ft.
Building Height	40 ft. max.	not shown (all existing and proposed buildings are one story)
Front Yard	45° angle of bulk plane but not less than 40 ft.	55 ft.
Rear Yard	20 ft.	57 ft.

The northern property boundary of the subject property is on the periphery of the Burke Centre PRC, and therefore must comply with the transitional screening and barrier requirements as found in the Zoning Ordinance.

Waivers/Modifications

This development would require a Transitional Screening 3 and Barrier E, F or G between it and the residentially zoned property to the north; the applicant has asked for a modification of the transitional screening requirement to that shown on the DP Plat, and a waiver of the barrier requirement along this property boundary.

Basis: Par. 11, Sect. 13-304:

This paragraph states that transitional screening and barriers may be waived or modified where the subject property abuts a railroad. The entire northern boundary of the subject property abuts the Southern Railroad; and staff therefore supports the request.

This application satisfies all other design standards found in Sect. 16-102.

Summary of Zoning Ordinance Provisions

Staff finds that all applicable standards have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proffers contained in Appendix 1.

Recommendations

Staff recommends approval of PCA 75-8-036, subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of RZ 1998-BR-073, subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of DPA C-546-22, subject to the proposed development conditions in Appendix 2.

Staff also recommends that the transitional screening requirements along the northern boundary be modified to that shown on the DP/RZ Plat, and that the barrier requirement along the northern boundary be waived.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proffers
2. Proposed Development Conditions
3. Affidavits
4. Statement of Justification

APPENDICES (Cont.)

5. Proffers adopted with RZ-75-8-036
6. Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. DPWES Analysis
10. Sanitary Sewer Analysis
11. Water Service Analysis
12. Fire and Rescue Analysis
13. Park Authority Analysis
14. Applicable Zoning Ordinance Provisions Checklist
15. Glossary of Terms

**RZ 1998-BR-073
PCA75-8-036
Burke Centre Shopping Center
January 29, 1999
Revised February 4, 1999**

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, the property owner and applicant for itself and its successors and/or assigns (hereinafter referred to as the "Applicant") in this rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County tax map as tax map reference 77-1 ((1))-63 and 64 (hereinafter the "Property") will be in accordance with the following conditions, subject to the approval of the above-referenced proffer condition amendment and rezoning application. Except as expressly amended below, the proffers accepted with RZ 75-8-036 dated December 6, 1976, as amended, remain in full force and effect for tax map reference 77-1 ((1))-63 and shall be applied to tax map 77-1 ((1))-64. The December 6, 1976, proffers are hereby revised as follows:

1. The development of the Property shall be in substantial conformance with the Plat entitled "Parcel 63 PCA/Parcel 64 Rezoning /Development Plan Amendment Burke Centre Shopping Center," prepared by Bowman Consulting Group dated Nov. 1998, and last revised January 26, 1999.
2. Regardless of the list of uses shown on the "Parcel 63 PCA/Parcel 64 Rezoning /Development Plan Amendment Burke Centre Shopping Center," no amusement arcades or funeral chapels will be permitted on the subject property.

Title Owner Lots 77-1 ((1)) 63 and 64
Stuart Burke Centre Shopping Center, LLC

By: _____

Guy T. Stuart, III
Vice-President



PROPOSED DEVELOPMENT CONDITIONS**DPA C-546-22****February 24, 1999**

If it is the intent of the Board of Supervisors to approve DPA C-546-22, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this Development Plan Amendment shall be in conformance with the approved Development Plan Amendment, entitled Burke Centre, prepared by Bowman Consulting Group, which is dated November 6, 1998, and revised through February 17, 1999.
2. The applicant shall ensure that vehicles using the loading area behind the shopping center do not obstruct vehicular circulation behind the building, as determined appropriate by the Department of Public Works and Environmental Services.



REZONING AFFIDAVIT

DATE: February 9, 1999
 (enter date affidavit is notarized)

I, Jonathan P. Rak, Esquire, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) [] applicant
 [X] applicant's authorized agent listed in Par. 1(a) below

99-026

in Application No(s): PCA 75-8-036
 (enter County-assigned application number(s). e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
<u>Steuart-Burke Centre Shopping Center, LLC</u>	<u>5454 Wisconsin Avenue Suite 1600</u>	<u>Applicant/Owner Agent</u>
<u>Guy Steuart, III</u>	<u>Chevy Chase, MD 20815</u>	
<u>JBG/Rosenfeld Retail Properties</u>	<u>7101 Wisconsin Avenue Suite 1111</u>	<u>Property Manager/ Developer/Agent</u>
<u>Grant Ehat</u>	<u>Bethesda, MD 20814</u>	
<u>Wilkes, Artis, Hedrick & Lane, Chartered, P.C.</u>	<u>11320 Random Hills Rd. Suite 600</u>	<u>Attorney/Agent</u>
<u>Jonathan P. Rak, Esquire</u>	<u>Fairfax, VA 22030</u>	
<u>Elizabeth Wilcox, Urban Planner</u>		
<u>Bowman Consulting Group</u>	<u>10530 Rosehaven Street</u>	<u>Engineer/Agent/</u>
<u>Gary P. Bowman</u>	<u>Suite 100</u>	<u>Surveyor</u>
<u>Anthony C. Morse</u>		

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: February 9, 1999
(enter date affidavit is notarized)

99-025

for Application No(s): PCA 75-8-036
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Steuart-Burke Centre Shopping Center, LLC

5454 Wisconsin Avenue, Suite 1600

Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Steuart Holding Company, LLC

Steuart-Burke Management Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Leonard P. Steuart, II, President

Guy T. Steuart, III, Vice President

John R. Clark, III, Vice President/Secretary

Michael B. Goheen, Treasurer

Bradley C. Steuart, Assistant Secretary

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: February 9, 1999
(enter date affidavit is notarized)

99-026

for Application No(s): PCA 75-8-036
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Bowman Consulting Group has made a \$1,000.00 contribution to the Friends of Mike Frey and a \$1,000.00 contribution to the Friends of Stuart Mendlesohn within the past 12 months.

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent
Jonathan P. Rak
Jonathan P. Rak, Esquire, Agent for Applicant
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 9th day of February, 19 99, in the state of Virginia.

My commission expires: 5/31/02

[Signature]
Notary Public

DATE: February 9, 1999
(enter date affidavit is notarized)

99-026

for Application No(s): PCA 75-8-036
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
TWS Design, Inc.	1835 Clovermeadow Drive	Landscape Architect/Agent
Tina Woods-Smith, RLA	Vienna, VA 22182	

(check if applicable) [] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-026

for Application No(s): PCA 75-8-036
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Steuart Holding Company, LLC
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)
[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Steuart Investment Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Leonard P. Steuart, II, President
Guy T. Steuart, III, Vice President
John R. Clark, III, Vice President/Secretary
Michael B. Goheen, Treasurer
Bradley C. Steuart, Assistant Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Steuart-Burke Management Company
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)
[] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Steuart Holding Company, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Leonard P. Steuart, II, President
Guy T. Steuart, III, Vice President
John R. Clark, III, Vice President/Secretary
Michael B. Goheen, Treasurer
Bradley C. Steuart, Assistant Secretary

(check if applicable) [] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-026

for Application No(s): PCA 75-8-036
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Steuart Investment Company
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Frank T. Steuart
Leonard T. Steuart

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)
Guy T. Steuart, II, Director, Chairman of the Board, and President
Leonard P. Steuart, II, Director and Vice President
Frank T. Steuart, Director & Vice President
John R. Clark, III, Director, Vice President & General Counsel and Secretary
Guy T. Steuart, III, Director & Vice President
Bradley C. Steuart, Assistant Secretary and Assistant Treasurer
Michael B. Goheen, CFO & Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

JBG/Rosenfeld Retail Properties
7101 Wisconsin Avenue, Suite 1111
Bethesda, Maryland 20814

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Robert J.T. Rosenfeld
The JBG Companies

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-026

for Application No(s): PCA 75-8-036
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The JBG Companies
5301 Wisconsin Avenue, N.W., Suite 300
Washington, D.C. 20015

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wilkes, Artis, Hedrick & Lane, Chartered, P.C.
11320 Random Hills Road, Suite 600
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Wayne S. Quinn
Stanley S. Fineman

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-026

for Application No(s): PCA 75-8-036
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Bowman Consulting Group
10530 Rosehaven Street, Suite 100
Fairfax, VA 22032

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Gary P. Bowman
Andres T. Domeyko
Walter C. Sampsell

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
TWS Designs, Inc.
1835 Clovermeadow Drive
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Tina Woods-Smith

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: February 9, 1999
 (enter date affidavit is notarized)

I, Jonathan P. Rak, Esquire, do hereby state that I am an
 (enter name of applicant or authorized agent).

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

99-036

in Application No(s): RZ 1998-BR-073
 (enter County-assigned application number(s). e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:
 =====

1. (a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Steuart-Burke Centre Shopping Center, LLC	5454 Wisconsin Avenue Suite 1600	Applicant/Owner Agent
Guy Steuart, III	Chevy Chase, MD 20815	
JBG/Rosenfeld Retail Properties	7101 Wisconsin Avenue Suite 1111	Property Manager/Developer/Agent
Grant Ehat	Bethesda, MD 20814	
Wilkes, Artis, Hedrick & Lane, Chartered, P.C.	11320 Random Hills Rd. Suite 600	Attorney/Agent
Jonathan P. Rak, Esquire	Fairfax, VA 22030	
Elizabeth Wilcox, Urban Planner		
Bowman Consulting Group	10530 Rosehaven Street	Engineer/Agent/Surveyor
Gary P. Bowman	Suite 100	
Anthony C. Morse		

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: February 9, 1999
(enter date affidavit is notarized)

99-036

for Application No(s): RZ 1998-BR-073
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Steuart-Burke Centre Shopping Center, LLC
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Steuart Holding Company, LLC
Steuart-Burke Management Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Leonard P. Steuart, II, President
Guy T. Steuart, III, Vice President
John R. Clark, III, Vice President/Secretary
Michael B. Goheen, Treasurer
Bradley C. Steuart, Assistant Secretary

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: February 9, 1999
(enter date affidavit is notarized)

99-036

for Application No(s): RZ 1998-BR-073
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
NONE

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Bowman Consulting Group has made a \$1,000.00 contribution to the Friends of Mike Frey and a \$1,000.00 contribution to the Friends of Stuart Mendlesohn within the past 12 months.

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [X] Applicant's Authorized Agent
Jonathan P. Rak
Jonathan P. Rak, Esquire, Agent for Applicant
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 9th day of FEBRUARY, 1999, in the state of VIRGINIA.

My commission expires: MAY 31, 2002. [Signature]
Notary Public

DATE: February 9, 1999
(enter date affidavit is notarized)

99-036

for Application No(s): RZ 1998-BR-073
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
--	---	---

TWS Design, Inc.	1835 Clovermeadow Drive	Landscape Architect/Agent
Tina Woods-Smith, RLA	Vienna, VA 22182	

(check if applicable) [] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99 036

for Application No(s): RZ 1998-BR-073
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Steuart Holding Company, LLC
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Steuart Investment Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Leonard P. Steuart, II, President
Guy T. Steuart, III, Vice President
John R. Clark, III, Vice President/Secretary
Michael B. Goheen, Treasurer
Bradley C. Steuart, Assistant Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Steuart-Burke Management Company
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Steuart Holding Company, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Leonard P. Steuart, II, President
Guy T. Steuart, III, Vice President
John R. Clark, III, Vice President/Secretary
Michael B. Goheen, Treasurer
Bradley C. Steuart, Assistant Secretary

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-034

for Application No(s): RZ 1998-BR-073
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Stewart Investment Company
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Frank T. Stewart
Leonard T. Stewart

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Guy T. Stewart, II, Director, Chairman of the Board, and President
Leonard P. Stewart, II, Director and Vice President
Frank T. Stewart, Director & Vice President
John R. Clark, III, Director, Vice President & General Counsel and Secretary
Guy T. Stewart, III, Director & Vice President
Bradley C. Stewart, Assistant Secretary and Assistant Treasurer
Michael B. Goheen, CFO & Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
JBG/Rosenfeld Retail Properties
7101 Wisconsin Avenue, Suite 1111
Bethesda, Maryland 20814

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Robert J.T. Rosenfeld
The JBG Companies

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-036

for Application No(s): RZ 1998-BR-073
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The JBG Companies
5301 Wisconsin Avenue, N.W., Suite 300
Washington, D.C. 20015

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wilkes, Artis, Hedrick & Lane, Chartered, P.C.
11320 Random Hills Road, Suite 600
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Wayne S. Quinn
Stanley S. Fineman

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-036

for Application No(s): RZ 1998-BR-073
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Bowman Consulting Group
10530 Rosehaven Street, Suite 100
Fairfax, VA 22032

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Gary P. Bowman
Andres T. Domeyko
Walter C. Sampsell

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
TWS Designs, Inc.
1835 Clovermeadow Drive
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Tina Woods-Smith

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: February 9, 1999
(enter date affidavit is notarized)

I, Jonathan P. Rak, Esquire, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[X] applicant's authorized agent listed in Par. 1(a) below

99-046

in Application No(s): DPA 75-8-036
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Stuart-Burke Centre, JBG/Rosenfeld Retail, Grant Ehat, Wilkes, Artis, Hedrick & Lane, and Bowman Consulting Group.

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: February 9, 1999
(enter date affidavit is notarized)

99-046

for Application No(s): DPA 75-8-036
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Steuart-Burke Centre Shopping Center, LLC
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Steuart Holding Company, LLC
Steuart-Burke Management Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Leonard P. Steuart, II, President
Guy T. Steuart, III, Vice President
John R. Clark, III, Vice President/Secretary
Michael B. Goheen, Treasurer
Bradley C. Steuart, Assistant Secretary

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-016

for Application No(s): DPA 75-8-036
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Bowman Consulting Group has made a \$1,000.00 contribution to the Friends of Mike Frey and a \$1,000.00 contribution to the Friends of Stuart Mendlesohn within the past 12 months.

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [X] Applicant's Authorized Agent
Jonathan P. Rak
Jonathan P. Rak, Esquire, Agent for Applicant
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 9th day of FEBRUARY, 19 99, in the state of VIRGINIA.

My commission expires: May 31, 2002. [Signature]
Notary Public

DATE: February 9, 1999
(enter date affidavit is notarized)

99-046

for Application No(s): DPA 75-8-036
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Steuart Holding Company, LLC
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)
[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Steuart Investment Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Leonard P. Steuart, II, President
Guy T. Steuart, III, Vice President
John R. Clark, III, Vice President/Secretary
Michael B. Goheen, Treasurer
Bradley C. Steuart, Assistant Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Steuart-Burke Management Company
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)
[] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Steuart Holding Company, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Leonard P. Steuart, II, President
Guy T. Steuart, III, Vice President
John R. Clark, III, Vice President/Secretary
Michael B. Goheen, Treasurer
Bradley C. Steuart, Assistant Secretary

(check if applicable) [] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-046

for Application No(s): DPA 75-8-036
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Stewart Investment Company
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Frank T. Stewart
Leonard T. Stewart

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Guy T. Stewart, II, Director, Chairman of the Board, and President
Leonard P. Stewart, II, Director and Vice President
Frank T. Stewart, Director & Vice President
John R. Clark, III, Director, Vice President & General Counsel and Secretary
Guy T. Stewart, III, Director & Vice President
Bradley C. Stewart, Assistant Secretary and Assistant Treasurer
Michael B. Goheen, CFO & Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
JBG/Rosenfeld Retail Properties
7101 Wisconsin Avenue, Suite 1111
Bethesda, Maryland 20814

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Robert J.T. Rosenfeld
The JBG Companies

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-046

for Application No(s): DPA 75-8-036
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The JBG Companies
5301 Wisconsin Avenue, N.W., Suite 300
Washington, D.C. 20015

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wilkes, Artis, Hedrick & Lane, Chartered, P.C.
11320 Random Hills Road, Suite 600
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Whayne S. Quinn
Stanley S. Fineman

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: February 9, 1999
(enter date affidavit is notarized)

99-046

for Application No(s): DPA 75-8-036
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Bowman Consulting Group
10530 Rosehaven Street, Suite 100
Fairfax, VA 22032

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Gary P. Bowman _____

Andres T. Domeyko _____

Walter C. Sampsell _____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

TWS Designs, Inc.
1835 Clovermeadow Drive
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Tina Woods-Smith _____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JAN 28 1999

ZONING EVALUATION DIVISION

STATEMENT OF JUSTIFICATION
DEVELOPMENT PLAN AMENDMENT
REZONING &
PROFFER CONDITION AMENDMENT
FOR BURKE CENTRE SHOPPING CENTER

INTRODUCTION

Pursuant to Sections 16-202 and 18-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended ("Ordinance"), the applicant, Steuart-Burke Centre Shopping Center, LLC ("Steuart"), the owner of Tax Map Parcel 77-1((1))-63 and 64, requests approval of the following:

1. An amendment to the development plan for Burke Centre (DPA C-546);
2. an amendment to the approved proffer conditions associated with Rezoning RZ 75-8-036 to allow the expansion of the existing shopping center to allow an additional 18,200 square feet of development within the shopping center on Tax Map Parcel 77-1((1))-63; and
3. a rezoning of Tax Map Parcel 77-1-((1))-64 from I-5 to PRC, Village Center.

REQUESTED AMENDMENTS

Development Plan Amendment:

Steuart proposes amendments to the Burke Centre Plan (DP C-546) to increase the allowable floor area of the existing Burke Centre Shopping Center. According to the most recently adopted Burke Centre Development Plan, the allowable floor area at the shopping center, which is designated as Village Center, is 85,000 square feet of floor area. Presently, the shopping center contains a total floor area of 95,916 square feet. The proposed addition will include a 13,200 square foot increase of the existing Safeway grocery store and a new 5,000 square foot video store. With the proposed addition, the total floor area at the shopping center will be 114,119 square feet, resulting in a F.A.R. of .24. The proposed amendment to the development plan will bring the shopping center into conformance with the plan and allow the proposed expansion. The following list of uses will be shown on the development plan for the subject Village Center:

Accessory uses and accessory service uses, as permitted by Article 10:
Business service and supply establishments
Amusement arcades
Automobile-oriented uses
Car washes
Drive-in banks

Rezoning of Parcel 64:

The applicant also proposes to rezone the 2.17939 acres that comprise Tax Map Parcel 77-1-((1))-64 from the I-5 district to the PRC district with a F.A.R. of .25 and to include the parcel within Village Center. Parcel 64 is currently used by a gas station, veterinary clinic, and automobile repair facility. The applicant seeks the rezoning of the I-5 zoned parcel to allow uniform regulations to apply to both Parcel 63 and 64 and to allow for flexibility when changing uses. The parcel is surrounded on the south, east, and west by the PRC zone and functions as pad sites to the adjacent Safeway shopping center.

Although the rezoning is separate from the proposed proffer condition amendment, the applicant will proffer the same proffers as those that govern Parcel 63 and the same list of allowable uses.

WAIVERS AND MODIFICATIONS

Pursuant to Section 13-304(11) of the Ordinance, the Applicant requests a modification of the transitional screening requirement and a waiver of the barrier requirement along the southern and northern boundaries of Parcel 63 and Parcel 64.

Pursuant to Section 13-201(6)(B) and 13-202(3)(B), the applicant also seeks a modification of the interior parking lot landscaping requirements and the perimeter parking lot landscaping requirements, respectively, in favor of the existing landscaping.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The subject property is located in the Middle Run Community Planning Sector, which incorporates the Burke Centre master plan, which designates Parcel 63 as a Village Center. Parcel 64 is planned for neighborhood-serving retail uses up to .25 F.A.R. Such uses are consistent with the adjacent retail uses in the Burke Centre Residential Planned Community. The proposed Development Plan Amendment, Proffer Condition Amendment, and Rezoning are consistent with the goals and recommendations of the Comprehensive Plan.

SUMMARY

The proposed amendments will allow a small increase of 18,200 square feet at the Burke Centre Shopping Center and will bring the isolated I-5 zoned parcel into the Burke PRC. The proposed development will conform to the provisions of all applicable

Fast-food restaurants
Quick-service food stores
Service stations
Service stations/mini-marts
Billiard and pool halls
Bowling alleys
Commercial swimming pools, tennis courts and similar courts
Health clubs
Miniature golf courses
Skating facilities
any other similar commercial recreation use
Community uses (Group 4)
Dwellings as permitted in Article 6-302 A.
Eating establishments
Financial institutions
Funeral chapels
Institutional Uses (Group 3)
Light public utility uses (Category 1)
Offices
Personal service establishments
Public uses
Quasi-public uses (Category 3)
Repair service establishments
Retail sales establishments
Taxi stands
Theaters
Transportation facilities (Category 4) limited to bus or railroad stations
and WMATA facilities:
Vehicle light service establishments
Veterinary hospitals

Additionally, the applicant proposes to amend DP C-546 to include Tax Map Parcel 77-1((1))-64, which is currently zoned I-5, within the PRC zone and to designate it as Village Center, with a floor area of 23,733, which is equivalent to a F.A.R of .24.

Proffer Condition Amendment:

The applicant requests that the proffer conditions associated with Rezoning RZ 75-8-036, as it relates to Parcel 63, be amended to allow the increase of floor area at the shopping center. Additionally, the applicant agrees to proffer to the attached plan which shows the layout of the shopping center.

ordinances, regulations, and adopted standards, with approval of the waivers and modifications listed above.

For the reasons set forth above, the applicant requests approval of the Development Plan Amendment, Proffer Condition Amendment, and Rezoning.

Respectfully submitted,
WILKES, ARTIS, HEDRICK & LANE,
Chartered, P.C.


Jonathan P. Rak, Esquire
Wilkes, Artis, Hedrick & Lane
11320 Random Hills Road, Suite 600
Fairfax, Virginia 22030

Agent for Applicant
Steuart-Burke Centre, LLC

Dated: January 27, 1999

#115846v.2



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



December 8, 1976

Mr. John T. Hazel, Jr.
P.O. Box 547
Fairfax, Virginia 22030

Dear Mr. Hazel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at its meeting on December 6, 1976, granting the applications of BURKE CENTRE ASSOCIATES (Nos. 75-8-036 and DPA-C-546) to rezone certain land in Springfield District from the RE-1, I-L, RPC and I-P Districts to the RPC and I-L Districts, as requested.

Yours truly,

Ethel Wilcox Register
Ethel Wilcox Register
Clerk to the Board

cc: Mr. Patteson
Mr. Knowlton
Mr. Yates ✓
Mr. Beales

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massoy Building at Fairfax, Virginia on the 6th day of December, 1976, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. 75-8-036)
and DPA-C-546

WHEREAS, BURKE CENTRE ASSOCIATES filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from RE-1, RPC Districts to RPC and I-L 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 Springfield District, and more particularly described as follows: (See attached legal description) Be, and hereby is, zoned to the RPC & I-L Districts, and said property is subject to the use regulations of said RPC & I-L Districts, 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.

GIVEN under my hand this 6th day of December, 1976.

Ethel Wilcox Register
Ethel Wilcox Register
Clerk to the Board

BOARD OF SUPERVISORS ACT

ON ZONING MAP AMENDMENT

APPLICATION NUMBER 75-8-036 & DPA-C-546

Applicant: **BURKE CENTRE ASSOCIATES**

Present Zoning: **RE-1, RPC, I-L & I-P**

Requested Zoning: **RPC & I-L**

Proposed Use: **RPC & I-L USES**

Subject Parcels: **SEE ATTACHMENT A**

Acreage: **SEE ATTACHMENT A**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on DECEMBER 6, 1976, the following action was adopted on the subject application.

- Amended the zoning map as requested.
- Amended the zoning map as requested, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- Denied the requested _____ District.
- Amended the zoning map for the subject property to the _____ District.
- Amended the zoning map for the subject property to the _____ District, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- In addition to the action taken above, the applicant presented certain restrictive covenants for recordation governing the subject property (a copy of which is attached).
- In addition to the action taken above, the Board of Supervisors instructed that the site plan/subdivision plat be forwarded to the Planning Commission/Board of Supervisors for its review before approval.

Distribution:

- District Supervisor
- Applicant
- Clerk to the Board
- Executive Director, Planning Commission
- Supervisor of Assessments
- Director, Mapping Division, Overlay Branch
- Director, Zoning Enforcement Division
- Director, Office of Research and Statistics
- Public Affairs
- VDH & T

Coordinator RF

CHANGES DENSITY TO 13 PERSONS/ACRE VICE 13 DU/ACRE

Application Number 75-8-036 & DPA-C-546

Approved to the RPC & I-L District

Total Number of Dwelling Units APPRX. 5616 Density 13 PERSONS/AC
Building Floor Area _____ Floor Area Ratio (FAR) _____

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

See Attachment 2 for tabulation of dwelling units.

See Attachment 3 for Addendum dated December 6, 1976.

See Attachment 4 for letter of agreement dated November 30, 1976.

BURKE CENTRE
DWELLING UNITS

	<u>Original</u>	<u>Proposed</u>	<u>Difference</u>
Single-family detached	1,054	1,164	(+) 110
Townhouses	2,835	2,816	(-) 19
Garden Apartments	828	1,069	(+) 241
Elevator Apartments	300	300	NC
	<u>5,017</u>	<u>5,349</u>	(+) <u>332</u>
Moderately Priced Housing Units	<u>193</u>	<u>208</u>	(+) <u>15</u>
	5,210	5,557	+ 347

POPULATION

	<u>Units</u>	<u>Ratio</u>	<u>Population</u>
Single-family detached	1,164	3.5	4,074
Townhouses	2,816	3.0	8,448
Garden Apartments	1,069	2.5	2,673
Elevator Apartments	300	2.0	600
	<u>5,349</u>		<u>15,795</u>
Moderately Priced Housing Units	<u>208</u>	3.0	<u>624</u>
	5,557		16,419

		<u>Zoning Ordinance</u>	<u>Development Plan</u>
New Population	1,268.414 x 13 =	16,489	15,795
MPH	208 DU x 3.0 =		624
Total		<u>16,489</u>	<u>16,419</u>
Old Population	1,188 x 13 =	<u>15,444</u>	<u>15,444</u>
Population Added		<u>1,045</u>	<u>975</u>

° Add to the RPC created by C-546:

Parcel	<u>RE-1 to RPC</u>		
20	78-3 ((1)) part 31	}—	10.196
	part 32		
19	78-3 ((1)) 18		1.816
27	77-1 ((3)) 1		7.831
Part 22	77-1 ((3)) 5 & 6	}—	65.898
	77-1 ((1)) 48, 49, Part 50		
23	77-1 ((2)) 2		0.500
24	77-1 ((2)) 6		<u>0.500</u>
			86.741
			86.741
	<u>I-P to RPC</u>		
Part 22	77-1 ((1)) part 50		0.753
			0.753
	<u>I-L to RPC</u>		
12A	77-1 ((1)) part 45		11.000
11B	77-1 ((1)) part 45		5.548
11C	77-1 ((3)) part 7		<u>0.358</u>
			16.906
			<u>16.906</u>
Total to RPC			104.400

° Add to the I-L created by C-546:

	<u>RE-1 to I-L</u>		
25	77-1 ((1)) 56		0.953
26	77-2 ((1)) 40		<u>4.318</u>
			5.271
			5.271
	<u>RPC to I-L</u>		
Part 12	77-1 ((1)) part 45		22.505
	77-1 ((3)) part 8		
	77-1 ((3)) part 11		
12D	77-2 ((1)) part 43		<u>1.481</u>
			23.986
			<u>23.986</u>
Total to I-L			29.257
Grand Total to be Rezoned			133.657 acres

BURKE CENTRE

	<u>RPC</u>	<u>I-L</u>	<u>Rezone</u>
Original	1,188.0	49.50	
Add RE-1	86.741	5.271	92.012
Add I- P	0.753		.753
	<u>1,275.494</u>	<u>54.771</u>	<u>92.765</u>
RPC to I-L	- 23.986	+ 23.986	23.986
Subtotal	<u>1,251.508</u>	<u>78.757</u>	<u>116.751</u>
I-L to RPC	+ 16.906	- 16.906	16.906
New Total	<u>1,268.414</u>	<u>61.851</u>	<u>133.657</u>
Total Area	1,330.265		
Net Change	(+) 80.414	(+) 12.351	

	<u>To RPC</u>	<u>To I-L</u>	
Summary	86.741 (From RE-1)	5.271 (From RE-1)	
	.753 (From I-P)	23.986 (From RPC)	
	<u>16.906 (From I-L)</u>	<u> </u>	
	104.400	29.257	= 133.657

Burke Centre Partnership Development Plan dated
 August 9, 1976, revised September 13, 1976

ADDENDUM

December 6, 1976

This addendum is attached to and made a part of the aforesaid development plan which shall be subject to the following terms and conditions in addition to those shown on said development plan:

1. Unit changes in the development plan adopted August 11, 1975.

Development Plan Section #	<u>August 1975</u>			<u>December 1976</u>			<u>Net Change</u>	
	Type	Units	Approx. Acres	Type	Units	Approx. Acres	Units	Approx. Acres
1 _b	SFD	277	95	SFD	295	100	+18	+5
2 _{a,b}	SFD	205	63	SFD	284	124	+79	+61
3 _b	TH	209	50	TH	253	55	+44	+5
4 _{a,b}	TH	150	25	TH	264	44	+114	+19
6	SFD	25	7	SFD	25	8	-	+1
12 _a	TH	245	43	TH	366	44	+121	+1
14 _a	SFD	108	33	SFD	121	36	+13	+3
16 _a	TH	153	19	GA	138	8	-15	-11
18 _a	TH	389	70	TH	342	62	-47	-8
22 _a	GA	258	37	GA	329	43	+71	+6
24 _a	TH	48	6	TH	32	4	-16	-2
30	TH	150	19	TH	100	19	-50	-
8 _b	IND		39.1	IND		47.1		+8
10 _b	V.C.		7	V.C.		11		+4
31 _b			-	IND		4.3		+4.

- a. Parcel boundaries were changed to accommodate PL 566 lake site and realignment of Burke Centre Parkway
- b. Parcels have been expanded or realigned to accommodate current rezoning application for inclusion of additional land. All TH references include patio option.

	1975	TOTAL UNITS 1976	Net Change <u>Units</u>
SFD	1054	SFD 1164	+110
TH	2835	TH 2816	- 19
GA	828	GA 1069	+241
EA	<u>300</u>	EA <u>300</u>	<u>0</u>
	5017	5349	+332
MPH	<u>193</u>	<u>208</u>	<u>+15</u>
	5210	5557	+347

	1975	TOTAL AREA 1976	Net Change
RPC	1188+	1268+	80+
IND (IL)	49.5 ac	61.8 ac	12.3 ac

2. The single family development area adjacent to Rt. 123 consisting of approximately 54.85 acres shall be limited to 164 single family dwelling units representing a density per acre of 3.0 dwelling units, in lieu of the 193 dwelling units specified on the aforesaid development plan.

3. In addition to ingress and egress from Burke Centre to Rt. 123 via the Burke Centre Parkway, a second ingress and egress shall be provided south of the Fairview School, in part through the land being rezoned in this application.

4. The phasing period of eight years for the development of Burke Centre, accepted by the Board of Supervisors on August 11, 1975, shall be extended for a period of one year.

5. All intersections with the Burke Centre Parkway between Roberts Road extended and Rt. 123 shall include a left turn/storage lane, unless the particular intersection shall be improved to four lanes.

6. Environmental amenities, as set forth in a series of four conditions on pages 28 and 29 of the staff report in the original Burke Centre rezoning, C-546, are accepted and development shall be in substantial accord therewith.

7. Open space in the following approximate amounts shall be provided: 160 acres in major open space; buffer area 12 acres; PL 566 Dam Site # 2, 18 acres; Fairview School addition 5 to 7 acres.

8. Development areas shall be provided with a trail system for both intra and inter-neighborhood use compatible with the existing goals of the Fairfax County Trail System.

9. The major open space along Sideburn Branch, south of the Southern Railroad right-of-way shall be dedicated to the Fairfax County Park Authority.

BURKE CENTRE PARTNERSHIP

By: 
Milton V. Peterson
General Partner

JOHN T. HAZEL, JR.
DUANE W. BECKHORN
GRAYSON P. HANES
DANIEL H. SHAFER
DONALD C. STEVENS
ARTHUR B. VIEREGG, JR.
ROBERT A. LAWRENCE

HAZEL, BECKHORN AND HANES

ATTORNEYS AT LAW

4084 UNIVERSITY DRIVE

P. O. BOX 547

FAIRFAX, VIRGINIA 22030

AREA CODE 703
771-6554

November 30, 1976

FREDERICK R. GARNER, JR.
ROBERT J. MOYE
TERRY B. LIGHT
FRANCIS A. McDERMOTT
LOUIS J. AEBISCHER, JR.
JOHN J. SABOURIN, JR.
HARRY L. MacPHERSON, III
J. CURTIS BRADLEY, III
R. MARK DARE
ALAN B. CROFT

Mr. Walter D. Webdale, Director
Department of Housing and
Community Development
9001 Braddock Road
Springfield, Virginia 22151

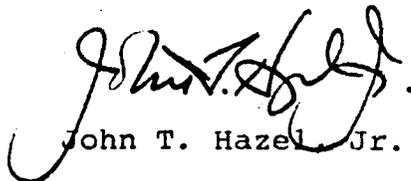
Re: Rezoning Application 75-8-036
Burke Centre Partnership

Dear Mr. Webdale:

Confirming the agreement reached during our conversations this date in reference to the subject application, it is understood and agreed that the memorandum dated July 22, 1975, outlining an agreement with the Department of Housing and Community Development for the provision of low-moderate income units in connection with the original Burke Centre rezoning (C-546) shall be continued in the same formula to include the subject rezoning case.

As a result, an additional 15 units shall be provided in addition to the 193 units allocated in the original application, making a total of 208 units. The said 208 units shall be situated on four separate locations.

Very cordially,


John T. Hazel, Jr.

JTH:smk

cc: Mr. Richard Faubion
Office of Comprehensive Planning

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT: LAND USE ANALYSIS: RZ 1998-BR-073
Steuart-Burke Centre Shopping Center **PCA 75-8-036**
DPA C-546-22

DATE: 4 February 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

DESCRIPTION OF THE APPLICATION:

Date of Development Plan: December 21, 1998.
Request: Expand the existing shopping center to allow an additional 17,000 square feet.
FAR: Parcel 63: .24; parcel 64: .10.
Land Area: 13.18 acres

CHARACTER OF THE SURROUNDING AREA:

The subject property is part of the existing Burke Centre shopping center. It is opposite both townhouse and single-family detached clusters and adjacent to the Southern Railroad tracks.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**Plan Map:**

The Comprehensive Plan map shows that the property is planned for residential planned community and retail and other commercial use.

Analysis:

The proposed expansion of the shopping center raises no land use issues.

BGD:SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

FILE: 3-4 (RZ 75-8-036), (RZ C-546), (RZ 1998-BR-073)

SUBJECT: PCA 75-8-036/DPA C-546-22 & RZ 1998-BR-073; Steuart-Burke
Centre Shopping Center, LLC
Traffic Zone: 1582
Land Identification Map: 77-1 ((1)) 63, 64

DATE: January 22, 1999

Comments by the Department of Transportation regarding the subject application are noted below. These comments are based upon plats/plans made available to this office, dated November 1998.

- It is recommended that the entrance to the shopping center from the access road on the western border of the site be relocated as depicted on the attached sketch. This location will enhance circulation between the subject site and the property to the west.
- The subject property currently has four entrances to Burke Centre Parkway. Closure of one of the two direct entrances from the parking area to Burke Centre Parkway is desirable.
- The applicant should ensure that vehicles utilizing the unloading area do not obstruct vehicle circulation in the rear of the shopping center.

AKR/MAD

cc: Michelle Brickner, Deputy Director, Office of Site Development Services,
Department of Public Works and Environmental Services

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ 1998-BR-073**
Steuart-Burke Centre Shopping Center, LLC **PCA 75-8-036**
DPA C-546-22

DATE: 4 February 1999

This application ①to amend the Burke Centre Plan to increase the allowable floor area of the existing Burke Centre; and, ② to rezone parcel 64 from I-5 to PRC, has been reviewed by Mary Ann Welton of the Environment and Development Review Branch. The development plan, dated November, 1998, reflects no new impervious surface. The additions are proposed to be placed in an area which is currently impervious. Consequently, no environmental issues have been identified as a result of this evaluation.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: *January 26, 1999*

FROM: Ronald N. Kirkpatrick, Director
Utilities Planning and Design Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Steuart-Burke Centre Shopping Center, LLC

Application Number: 75-8-036 1998-BR-073 C-546-22

Type of Application: PCA RZ DPA

Information Provided: Application - Yes
 Development Plan - Yes
 Other - Statement of Justification

Date Received in UP&DD: January 6, 1999

Date Due Back to DPZ: January 12, 1999

Site Information: Location - 77-1((1))63, 64
 Area of Site - 13.18 acres
 Rezone from - I-5 to PRC
 Watershed/Segment - Pohick Creek / Sideburn & Dam Two

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.
- UP&DD Ongoing County Drainage Projects: None.
- Other Drainage Information: This site lies in the watershed of Dam Site 2, Lake Barton.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 27 1999
ZONING EVALUATION DIVISION

RE: Rezoning Application Review

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other UP&DD Projects or Programs:

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **Steuart-Burke Centre Shopping Center, LLC / PCA 75-8-036,
RZ 1998-BR-073, DPA C-546-22**

******* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS*******

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The UP&DD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: Applicant shall include location of on-site stormwater control facility on plan.

TRAILS RECOMMENDATIONS: None.

SCHOOL SIDEWALK RECOMMENDATIONS: None.

SANITARY SEWER E&I RECOMMENDATIONS:

Yes NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: None.

UP&DD Internal sign-off by:	Planning Support Branch (Ahmed Rayyan)	AIR
	Utilities Design Branch (Walt Wozniak)	WTW
	Transportation Design Branch (Larry Ichter)	LLI
	Stormwater Management Branch (Fred Rose)	

RNK/pca75803.wpd

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: January 27, 1999 DEPARTMENT OF PLANNING AND ZONING

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*
System Engineering & Monitoring Division
Office of Waste Management, DPW

JAN 29 1999

ZONING EVALUATION DIVISION

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA 75-8-036 conc./w RZ 1998-BR073/DPA C-546-22

Tax Map No. 077-3- /01/ /0064-

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Pohick Creek (N-1) watershed. It would be sewerred into the Lower Potomac Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 10 inch line located in an easement and on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Submain	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Main/Trunk	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Interceptor	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Outfall	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

5. Other pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6300

January 11, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JAN 11 1999

ZONING EVALUATION DIVISION

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application PCA 75-8-036
RZ 98-BR-073
DPA C-546-22

The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 6, 8, 12 & 16 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.


Steven A. Weisberger, P.E.
Manager, Planning

Attachment

FAIRFAX COUNTY



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

January 6, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JAN 8 1999

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

ZONING EVALUATION DIVISION

FROM: Ralph Dulaney (246-38680) 
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Development Plan
Amendment DPA C-546-22, Proffered Condition Amendment PCA 75-8-036 and
Rezoning Application RZ 1998-BR-073

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #32, Fairview.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

JAN 14 1999

Fairfax
County
Park
Authority



MEMORANDUM

ZONING EVALUATION DIVISION

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: January 12, 1999

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: PCA 75-8-036/RZ 1998-BR-073/DPA C-546-22
Burke Center Shopping Center
Loc: 77-1((1))63,64

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application. Based upon that review, staff has determined that this application bears no adverse impact on land or resources of the Fairfax County Park Authority.

cc: Doug Petersen, Planning and Development, FCPA
Dorothea L. Stefen, Plan Review Case Manager, FCPA
Gail Croke, Planning and Development, FCPA

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

- 1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
- 2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
- 3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
- 4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
- 5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
- 6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

- 1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
- 2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
- 3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Environmental Management.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DEM for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DEM for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW&ES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPW&ES
FAR	Floor Area Ratio	UMTA	Urban Mass Transit Association
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HCD	Housing and Community Development	VPH	Vehicles per Hour
LOS	Level of Service	WMATA	Washington Metropolitan Area Transit Authority
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DOT	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch