



# FAIRFAX COUNTY

201  
OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

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April 14, 1999

Jonathan P. Rak, Esquire  
Wilkes, Artis, Hedrick and Lane, Ctd.  
11320 Random Hills Road - Suite 600  
Fairfax, Virginia 22030-6042

RE: Rezoning Application Number RZ 1998-BR-073  
(Concurrent with PCA 75-8-036 and DPA C-546-22)

Dear Mr. Rak:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 22, 1999 granting Rezoning Application Number RZ 1998-BR-073 in the name of Steuart-Burke Centre Shopping Center, L.L.C., to rezone certain property in the Braddock District from the I-5 District to the PRC District, subject to the proffers dated February 4, 1999, on subject parcel 77-1 ((1)) 64 consisting of approximately 2.18 acres.

**The Board also:**

- **Reaffirmed modification of the transitional screening and waived the barrier requirements on the northern boundary.**
- **Modified the interior parking lot landscaping requirements and the peripheral parking lot landscaping requirements in favor of that reflected on the Development Plan, as conditioned.**

Sincerely,

Nancy Véhrs  
Clerk to the Board of Supervisors

NV/ns

RZ 1998-BR-073  
April 14, 1999

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cc: Chairman Katherine K. Hanley  
Supervisor-Braddock District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Fred R. Beales, Supervisor Base Property, Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
Ellen Gallagher, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPW&ES  
DPW&ES - Bonds & Agreements  
Frank Edwards, Department of Highways - VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

APR 16 1999

ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 22nd day of March, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1998-BR-073  
(CONCURRENT WITH PCA 75-8-036 and DPA C-547-22)

WHEREAS, Steuart-Burke Centre Shopping Center, L.L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 District to the PRC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

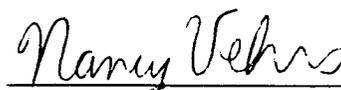
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Braddock District, and more particularly described as follows (see attached legal description):

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

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 22<sup>nd</sup> day of March, 1999.



Nancy Vehrs

Clerk to the Board of Supervisors



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

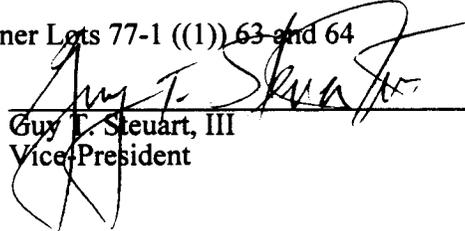
Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, the property owner and applicant for itself and its successors and/or assigns (hereinafter referred to as the "Applicant") in this rezoning proffer that the development of the parcels under consideration and shown on the Fairfax 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.

Steuart Burke Centre Shopping Center, LLC

Title Owner Lots 77-1 ((1)) 63 and 64

By:

  
\_\_\_\_\_  
Guy T. Steuart, III  
Vice-President

/125754



## **PROPOSED DEVELOPMENT CONDITIONS**

**DPA C-546-22**

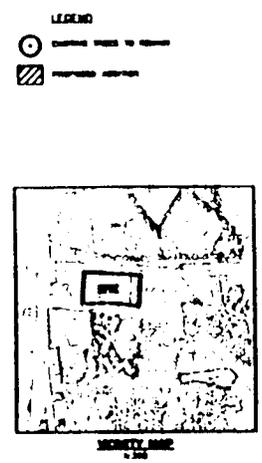
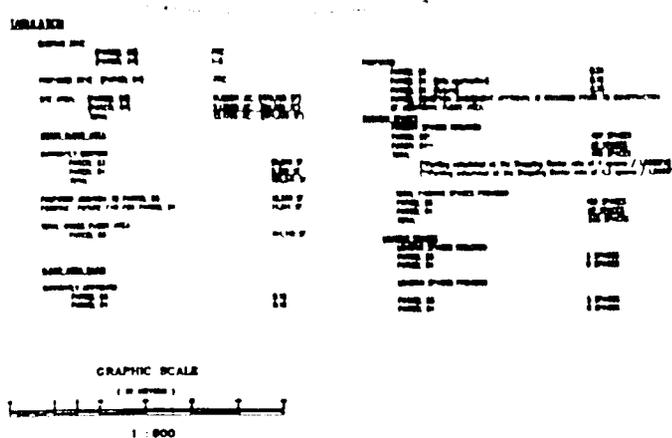
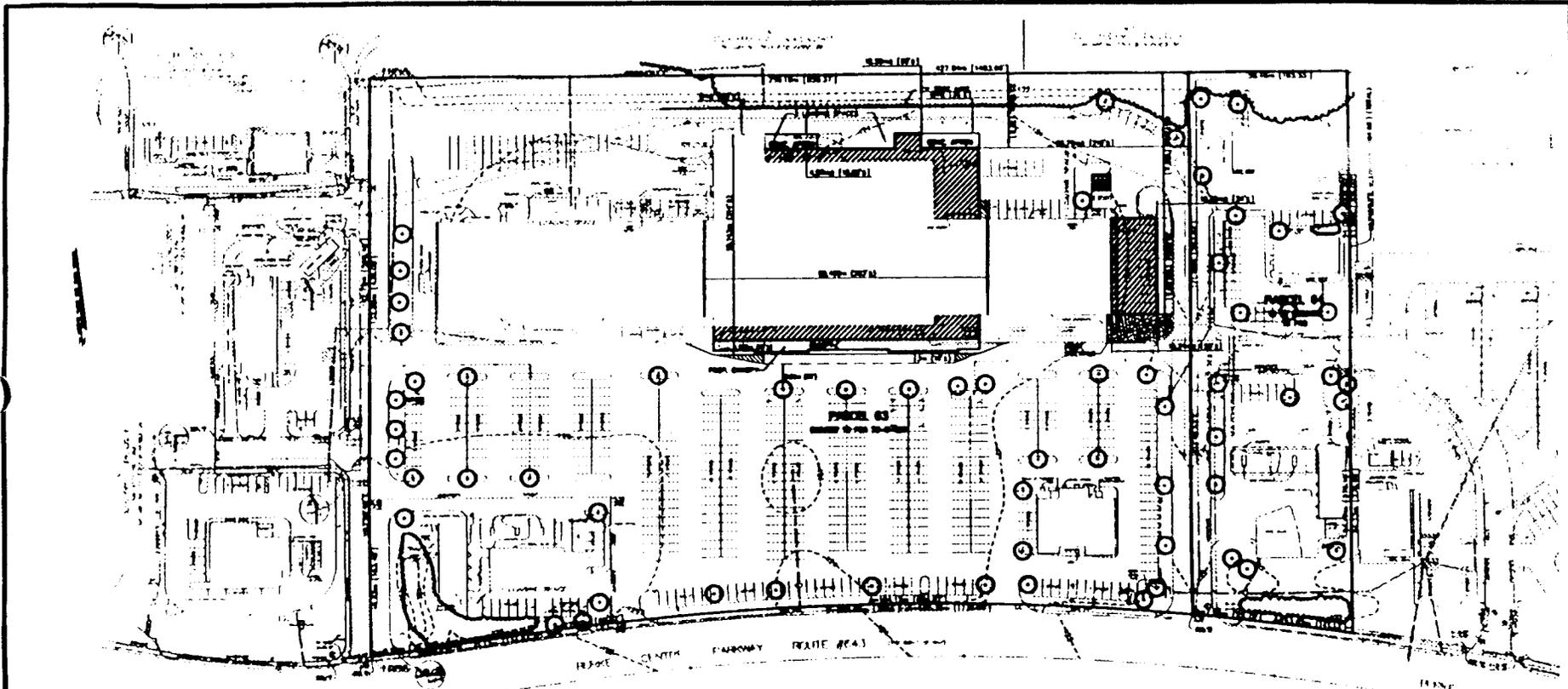
**March 19, 1999**

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 (DPWES).
3. At the time of site plan approval, the applicant shall provide a parking tabulation and demonstrate that the parking requirements of Article 11 of the Zoning Ordinance have been met.
4. Additional interior parking lot landscaping shall be provided to the maximum extent possible, as determined by the Urban Forester, in order to visually break up the expanse of the parking lot, and to enhance the appearance of the shopping center from Burke Centre Parkway. This additional landscaping shall be at least 3,100 square feet, and shall not reduce the amount of existing parking.







**NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE VIRGINIA BUILDING CODE.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE SITE PLAN SHALL BE SUBMITTED TO THE BRIDGE DISTRICT FOR REVIEW AND APPROVAL.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE DEVELOPER SHALL PROVIDE SUFFICIENT PAVEMENT AND DRAINAGE FOR ALL DRIVEWAYS AND PARKING AREAS.
6. THE DEVELOPER SHALL PROVIDE SUFFICIENT LIGHTING FOR ALL BUILDINGS AND PARKING AREAS.
7. THE DEVELOPER SHALL PROVIDE SUFFICIENT LANDSCAPING TO IMPROVE THE APPEARANCE OF THE SITE.
8. THE DEVELOPER SHALL PROVIDE SUFFICIENT UTILITY SERVICES TO ALL BUILDINGS AND PARKING AREAS.
9. THE DEVELOPER SHALL PROVIDE SUFFICIENT SECURITY MEASURES TO PROTECT THE ASSETS OF THE CENTER.
10. THE DEVELOPER SHALL PROVIDE SUFFICIENT MAINTENANCE TO ALL BUILDINGS AND PARKING AREAS.



**BURKE CENTRE SHOPPING CENTER**  
 BRIDGE DISTRICT / FAIRFAX COUNTY, VIRGINIA  
 PREPARED BY: BOWMAN CONSULTING GROUP  
 DATE: 11/15/11



NO.	DATE	DESCRIPTION
1	11/15/11	PRELIMINARY PLAN
2	11/15/11	FINAL PLAN