



# FAIRFAX COUNTY

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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

October 11, 2002

Telephone: 703-324-3151  
FAX: 703-324-3926  
TTY: 703-324-3903

Carlos M. Montenegro, Esquire  
2821 Center Ridge Drive  
Oakton, Virginia 22124

RE: Proffered Condition Amendment Number PCA 86-W-001-9/  
Final Development Plan Amendment FDPA 86-W-001-5-2-1, and  
Conceptual Development Plan Amendment 86-W-001-3  
(Concurrent with PCA 86-P-089-5/FDPA 86-P-089-2; in association  
with PCA 86-W-001-8)

Dear Mr. Montenegro:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 23, 2002, approving Proffered Condition Amendment PCA 86-W-001-9, Final Development Plan Amendment FDPA 86-W-001-5-2-1, and Conceptual Development Plan CDPA 86-W-001-3, in the name of Fair Lakes Metropolitan Square, LLC, to amend proffers, Final and Conceptual Development Plans for RZ 86-W-001 to permit office, retail and public uses at an overall Floor Area Ratio (FAR) of 0.45, located in the southwest quadrant of the intersection of West Ox Road, Tax Map 55-2 ((1)) 15 pt., subject to the PCA 86-W-001-9 and CDPA 86-W-001-3 proffers dated September 18, 2002, and FDPA 86-W-001-5-2-1 Final Development Plan conditions dated September 9, 2002, consisting of approximately 30.79 acres located in Springfield District.

The Board also modified the transitional screening requirements for the perimeter of the site in accordance with the Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA), and waived the barrier requirements for the perimeter of the site.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ns

PCA 86-W-001-9/FDPA 86-W-001-5-2-1  
and CDPA 86-W-001-3  
October 11, 2002

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cc: Chairman Katherine K. Hanley  
Supervisor McConnell, Springfield District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPWES  
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES  
Frank Edwards, Department of Highways - VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES  
Barbara J. Lippa, Director Planning Commission

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 23rd day of September, 2002, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE PROFFERED CONDITION AMENDMENT PCA 86-W-001-9, FINAL DEVELOPMENT PLAN AMENDMENT FDPA 86-W-001-5-2-1 AND CONCEPTUAL DEVELOPMENT PLAN AMENDMENT CDPA 86-W-001-3 (CONCURRENT WITH PCA 86-P-089-5, FDPA 86-P-089-2, IN ASSOCIATION WITH PCA 86-W-001-8)**

WHEREAS, Fair Lakes Metropolitan Square, LLC filed in the proper form an application to amend the proffers, final and conceptual development plans for RZ 86-W-001 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), 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

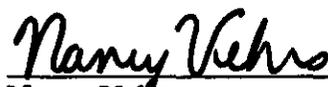
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 23rd day of September, 2002.

  
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Nancy Veirs  
Clerk to the Board of Supervisors



William H. Gordon Associates, Inc.

The Gordon Building  
4501 Daly Drive  
Chantilly, Virginia 20151  
703-263-1900  
(fax) 703-263-0766

August 25, 1998

Description of  
the property of  
The Board of Supervisors of  
Fairfax County, Virginia  
Sully District  
Fairfax County, Virginia

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

JUL 20 2001

ZONING EVALUATION DIVISION

Beginning at a point on the northerly right-of-way line of Interstate 66 marking the southeasterly corner of the property now formerly of Fair Lakes Partnership;

thence departing said northerly right-of-way line of Interstate 66 and with the westerly and southerly lines of said Fair Lakes Partnership the following eight (8) courses:

N 04° 18' 13" W, 236.70 feet to the point of curvature of a nontangent curve to the right;

103.15 feet along the arc of said curve having a radius of 490.00 feet and a chord bearing and chord of N 42° 18' 58" W, 102.96 feet respectively, to a point;

N 04° 18' 13" W, 645.34 feet to a point;

N 48° 58' 14" W, 98.15 feet to a point;

N 04° 18' 13" W, 55.00 feet to a point;

N 00° 07' 47" E, 88.13 feet to a point;

N 87° 24' 45" E, 109.30 feet to the point of curvature of a curve to the right and

322.46 feet along the arc of said curve having a radius of 1,055.00 feet and a chord bearing and chord of S 83° 49' 52" E, 321.20 feet respectively,

to a point on the southerly right-of-way line of Fair Lakes Parkway (Route 7700);

Engineers • Surveyors • Land Planners • Landscape Architects