

**Proffers/Development Conditions**

**PCA 86-W-001-4**

**November 4, 1992**

Pursuant to Section 15.1-491(a) of the Code of Virginia 1950 edition as amended, subject to the Board of Supervisors approval of the Proffered Condition Amendment, applicant proffers the following amended condition. All previous proffers/development conditions shall remain in full force and effect except this Amended Condition shall add a second paragraph to proffer number A.10 dated July 25, 1988 and approved on August 1, 1988 by the Board of Supervisors for Tax Map 56-1 ((15)) 14 (Land Bay C).

**A. LAND USE**

10. Although the parking tabulation shown on the Conceptual/Final Development Plan is 5 parking spaces per 1,000 square feet of net floor area, the amount of parking to be provided for Land Bay C shall be sufficient to provide adequate parking for employees, County vehicles and visitors. At no time shall the amount of parking for the use be less than that required by the Zoning Ordinance. Prior to the approval of the site plan for Phase II of the Government Center building, a determination shall be made by the Board of Supervisors as to the actual amount of parking to be provided within Land Bay C. If the amount of parking to be provided as determined by the Board is less than that shown on the Conceptual/Final Development Plan, all or portions of the parking deck shown on the Conceptual/Final Development Plan may be eliminated.

**BOARD OF SUPERVISORS OF  
FAIRFAX COUNTY, VIRGINIA**

By   
**William J. Leiding**  
**County Executive**

## **APPROVED DEVELOPMENT CONDITIONS**

**FDPA 86-W-001-2**

**November 18, 1992**

If it is the intent of the Board of Supervisors to approve FDPA 86-W-001-2 located at Tax Map 56-1 ((15)) 14, staff recommends that the approval be subject to the following development conditions in addition to the previously approved development conditions:

1. The use designation for Land Bay C shall be public use/office.
2. A portion of the parking lot may be used for a commuter parking lot, special events such as the Fairfax Fair, and such others uses as the Board of Supervisors may deem appropriate. In association with the commuter parking lot, one or more bus stops, pull-offs and or bus shelters may be established on the site.



ZONING MAP AMENDMENT

CA 86-W-001 -04

ZONING DISTRICT DATA

ZONING DISTRICT: PDC

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
SFD						
SFA						
LOR						
MID						
HI						
-----						
TOT						

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		

REMARKS:

PCA PERMITS ADDT. OF COMMUTER PKING & CERTAIN SPECIAL EVENTS USES

ZONING MAP AMENDMENT

CA 86-W-001 -04

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1B CONCEPTUAL DEVEL PLAN	1E CONDITIONS, PROFFERED
3I PARKING/LOADING	

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

PCA ONLY PERMITS ADDITION OF COMMUTER PARKING AND CERTAIN SPECIAL EVENTS USES TO SITE. ALL PREV. PROFFERS REMAIN IN EFFECT. SEE FDPA 86-



ZONING MAP AMENDMENT

DA 86-W-001 -03

ZONING DISTRICT DATA

ZONING DISTRICT: PDC

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
SFD						
SFA						
LOR						
MID						
HI						
-----						
TOT						

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			XXXXXTOTALXXXXX		

REMARKS:  
 APPL. ADDS COMMUTER PARKING & CERTAIN SPECIAL EVENTS USES TO SITE

ZONING MAP AMENDMENT

DA 86-W-001 -03

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1C FINAL DEVELOPMENT PLAN	1F CONDITIONS, P DISTRICT
2B USE RESTRICTION	3I PARKING/LOADING
3Z OTHER - TRANSPORTATION	

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

APPLICATION ADDS COMMUTER PARKING AND CERTAIN SPECIAL EVENTS USES TO THE SITE. SEE ALSO PCA 86-W-001-4. (ACTUAL APPL. # IS FDPA 86-W-00

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

JAN 7 1993

ZONING EVALUATION DIVISION

## **APPROVED DEVELOPMENT CONDITIONS**

**FDPA 86-W-001-2**

**November 18, 1992**

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