



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



July 27, 1987

Robert A. Lawrence, Esquire
Hazel, Thomas, Fiske, Beckhorn and Hanes
4084 University Drive
Post Office Box 547
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ 86-S-071
(Concurrent with RZ 85-S-126
and RZ 86-S-097)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 20, 1987, granting, as proffered, Rezoning Application RZ 86-S-071 in the name of C. F. Centreville, Incorporated, to rezone certain property in the Springfield District from the C-3 and C-7 Districts, Water Supply Protection Overlay District, Sign Control District and Highway Corridor District to the PDC District, Water Supply Protection Overlay District, Sign Control District and Highway Corridor District on subject parcels 54-3 ((1)) 16 consisting of approximately 101.58 acres.

The Board also approved the Conceptual Development Plan subject to the second revision of the proffers dated July 20, 1987; the Planning Commission having previously approved Final Development Plan FDP 86-S-071 on July 9, 1987.

In addition the Board:

- 1) Waived the service drive requirement along the property's Route 29 frontage;
- 2) Waived the 600-foot private street length requirement;
- 3) Waived the barrier requirements along the western property boundary (Interstate I-66); and
- 4) Modified the transitional screening area requirements along the western property boundary (Interstate I-66).

July 27, 1987

-2-

The Board also directed that the County Executive expedite the design process of the interchange at Route 28 and Route 29 as shown on the Comprehensive Plan and consider its addition to the Virginia Department of Transportation's (VDOT) Six-Year Road Improvement Program on the County's Road Bond Program for early construction.

The Board also directed the applicant to submit all architectural renderings and elevations to the Planning Commission for review, comment and approval, concurrent with the submission of the Site Plans to the Department of Environmental Management (DEM); and further, that the Site Plans be returned to the Planning Commission for review and comment prior to approval by the Director of DEM.

Very truly yours,



Ethel W. Register, CMC, Agency Director
Office of the Clerk to the Board

EWR:ns

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay

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 the 20th day of July, 1987, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 86-S-071
(CONCURRENT WITH RZ 85-S-126 AND RZ 86-S-097)

WHEREAS, C. F. Centreville, Incorporated, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the C-3 and C-7 Districts, Water Supply Protection Overlay District, Sign Control District, and Highway Corridor District to the PDC District, Water Supply Protection Overlay District, Sign Control District and Highway Corridor 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 Springfield District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC District, Water Supply Protection Overlay District, Sign Control District and Highway Corridor District, and said property is subject to the use regulations of said PDC District, Water Supply Protection Overlay District, Sign Control District and Highway Corridor District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(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 20th day of July, 1987.


Ethel W. Register, CMC, Agency Director
Office of the Clerk to the Board