



FAIRFAX COUNTY

DPZ

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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Fairfax, Virginia 22035-0072

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June 23, 2000

Daryl J. Butcher
MDP Buckman LLC
9232 Forest Haven Drive - Suite 100
Alexandria, Virginia 22309-3202

RE: Rezoning Application
Number RZ 2000-LE-011

Dear Mr. Butcher:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 5, 2000, granting Rezoning Application Number RZ 2000-LE-011 in the name of MDP Buckman, LLC, to rezone certain property in the Lee District from the C-8 and R-2 Districts: Commercial Revitalization and Highway Corridor Protection Overlay (CR/HC) Districts to the C-3 District: Commercial Revitalization and Highway Corridor Protection Overlay (CR/HC) Districts, subject to the proffers dated May 17, 2000, on subject parcels 101-3 ((1)) 16, 17A, 19B; 101-4 ((1)) 3, and a portion of previously abandoned public right-of-way for Richmond Highway consisting of approximately 8.86 acres.

The Board also:

- **Modified the transitional screening requirement and waiver of the barrier requirements along the north, east, and west property lines to that shown on the generalized development plan (GDP) and included in the proffers.**
- **Approved modification of Richmond Highway and Buckman Road streetscape and trails requirements to that shown on the GDP and included in the proffers.**
- **Waived the Comprehensive Plan dedication requirement for Richmond Highway and Buckman Road along the northern portion of the site in lieu of the right-of-way dedication and construction of frontage improvements shown on the GDP and included in the proffers.**

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- **Waived the Comprehensive Plan requirement for dedication and frontage requirements on Buckman Road along the southern portion of the site in lieu of the proffered dedication and an escrow of funds by the applicant.**
- **Waived the service drive requirement along Richmond Highway in lieu of the proposed interparcel access depicted on the GDP.**
- **Directed the Director of the Department of Public Works and Environmental Services to forward the final site plan to the Lee District Planning Commissioner for review and comment prior to issuance of a final site permit.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Lee 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
Thomas Conry, Dept. Mgr. - GIS - 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
JUN 29 2000

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 5th day of June, 2000, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-LE-011

WHEREAS, MDP Buckman, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-8 and R-2 Districts; Commercial Revitalization and Highway Corridor Protection Overlay (CR/HC) Districts to the C-3 District; Commercial Revitalization and Highway Corridor Protection Overlay (CR/HC) 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-3 District; Commercial Revitalization and Highway Corridor Protection Overlay (CR/HC) Districts, and said property is subject to the use regulations of said C-3 District; Commercial Revitalization and Highway Corridor Protection Overlay (CR/HC) Districts, 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 5th day of June, 2000.



Nancy Vehrs

Clerk to the Board of Supervisors