



# FAIRFAX COUNTY

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

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

November 16, 2000

Francis A. McDermott  
1751 Pinnacle Drive, Suite 1700  
McLean, Virginia 22102

RE: Rezoning Application Number RZ 2000-SU-012  
(Amended Letter Only - To Correct the \*Parcel [Tax Map] Number and \*\*Bullet #3)

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 16, 2000, granting Rezoning Application Number RZ 2000-SU-012 in the name of Centex Homes, to rezone certain property in the Sully District from the R-1 and WS Districts to the PDH-4 and WS Districts, subject to the proffers dated September 20, 2000, on subject parcel 55-2 ((3)) A, A1; 55-4 ((1)) 12, 13, 15, 15A, \***15B**, 16, 16A, and 17, and a portion of Summit Dr. public right-of-way to be vacated and/or abandoned consisting of approximately 72.60 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2000-SU-012 on September 28, 2000, subject to the Board's approval of RZ 2000-SU-012, and the Development Conditions dated September 7, 2000.

The Board also waived:

- The barrier requirement along the eastern and southern property lines of the townhouse development.
- The requirement for construction of a service drive along Route 29.
- The construction of an eight-foot (8') wide Type 1 asphalt trail along Route 29 in favor of refurbishing the existing **\*\*six-and-a-half-foot (6 ½')** wide asphalt trail.
- The requirement for 600-foot maximum length of private streets.

Francis A. McDermott  
November 16, 2000  
Page 2

- The requirement to construct a cul-de-sac at the terminus of Olivia Drive

Sincerely,



Nancy Velhrs  
Clerk to the Board of Supervisors

NV/ds

cc: Chairman Katherine K. Hanley  
Supervisor Frey, Sully District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator, DPZ  
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ  
Thomas Conry, Department Manager, GIS Mapping/Overlay  
Robert Moore, Transportation Planning Division, Dept. of Transportation  
Ellen Gallagher, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Director, Site Development Services, DPWES  
Bonds & Agreements Branch, OSDS, DPWES  
Frank Edwards, Department of Highways, VDOT  
Land Acquisition and Planning Division, Park Authority  
District Planning Commissioner  
Jack Seamon, Director, Facilities Management Division, DPWES  
Barbara J. Lippa, Executive Director, Planning Commission

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING

NOV 21 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 16<sup>th</sup> day of October, 2000, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2000-SU-012**

WHEREAS, Centex Homes filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District and Water Supply Protection Overlay (WS) District to the PDH-4 District and WS 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

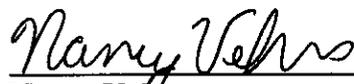
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-4 District and WS District, and said property is subject to the use regulations of said PDH-4 District and WS 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 16th day of October, 2000.



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Nancy Veirs  
Clerk to the Board of Supervisors



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November 10, 2000

Francis A. McDermott  
1751 Pinnacle Drive, Suite 1700  
McLean, Virginia 22102

RE: Rezoning Application Number RZ 2000-SU-012

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