

APPROVED DEVELOPMENT CONDITIONS

FDP 2000-SU-029

February 21, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-SU-029 located at Tax Map 54-4 ((2)) 58; 55-1 ((1)) 15, 16, 18, 19, 20, 22, 22A, pt. 23, pt. 24, 25, pt. 26; 55-1 ((2)) 34-37, 70-76; 55-1 ((3)) A, B, C, 9B, 19B; 55-3 ((1)) 6, 7, 8, 13, 15A, 17, 18, 18A, 19A, pt. 21; 55-3 ((2)) 59-64, 77-80, 80A, 81, 82, 83A, 84A, 85A, 86, 86A, 87, pt. 88, pt. 89, pt. 90, 91, 92, 93A, 93B, 98, 99, 157 for residential development, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan, prepared by Dewberry and Davis LLC and Vika Incorporated, dated June 20, 2000, as revised through February 21, 2001, consisting of 16 sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. A minimum building setback of ~~25~~ 10 feet shall be provided along the rear lot lines of proposed single family detached lots in Landbay 4 which abut Tax Map 54-4 ((2)) 49-54. Decks shall be permitted to extend into the 10 foot building setback in accordance with the provisions of Sect. 2-412 of the Zoning Ordinance. This minimum building setback requirement shall be recorded in the deeds of the aforementioned lots as well as noted in the Homeowners Association Documents.
3. Sidewalk connections shall be provided from Centreville Farms Road and Leland Road along either side of the entrances to each landbay to facilitate pedestrian access from the major roadways to the individual residential developments.
4. A fairweather stream crossing shall be constructed in conjunction with the construction of the EQC trail north of Leland Road. The location of the crossing shall be determined in consultation with the Park Authority to provide pedestrian access to the future school/park facility.
5. Notwithstanding that shown on Sheet 11 of the CDP/FDP, the stream valley trail adjacent to the regional stormwater management pond may be located on either side of the pond, subject to final engineering, as determined by DPWES.

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Amended Letter - April 24, 2001

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cc: Chairman Katherine K. Hanley
Supervisor-Sully 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
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
DPWES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lipa, Executive Director, Planning Commission

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In addition, the Board:

- Waived of the 600-foot maximum length requirement of a private street.
- Waived of transitional screening and barrier requirements for the common boundaries between unit types within the zoning application and the common boundaries with the concurrent zoning applications within Centreville Farms.
- Modified the transitional screening requirements and waived of the barrier requirements along the northern, northeastern, and southern application property boundaries.
- Waived of construction of the service drive along Route 29.
- Waived of the 200-foot setback requirement for residential structures located adjacent to an interstate highway.
- Waived of the 200 square foot privacy yard for the single family attached units in Landbay 1 and Landbay 3, west of the Spine Road.
- Waived of the fence height limitations pursuant to Paragraph 8 of Section 16-401 of the Zoning Ordinance to permit an 8-foot fence within the open space along Stringfellow Road frontage and to permit 8-foot wrought iron fence around the perimeter of the multi-family development within Landbay 2.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns



FAIRFAX COUNTY

DPZ

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

April 24, 2001.

Robert A. Lawrence, Esq.
Reed Smith Hazel & Thomas LLP
3110 Fairview Park Drive - Suite 1400
Falls Church, Virginia 22042

RE: Rezoning Application Number RZ 2000-SU-029
(Concurrent with RZ 2000-SU-042 and RZ 2000-SU-043)
(Amended Letter Correction of Applicant's Agent)
(Amended Letter to include FDP Development Conditions)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 5, 2001, granting Rezoning Application Number RZ 2000-SU-029 in the name of Pulte Home Corporation, to rezone certain property in the Sully District from the R-1, R-2 Districts, and Highway Corridor Overlay and Water Supply Protection Overlay Districts to the PDH-8 District and Highway Corridor Overlay and Water Supply Protection Overlay Districts, subject to the proffers dated March 2, 2001 on subject parcels 54-4 ((2)) 58; 55-1 ((1)) 15, 16, 18, 19, 20, 22, 22A, 23, Pt. 24, 25, 26; 55-1 ((2)) 34 - 37, 70 - 76; 55-1 ((3)) A, B, C, 9B, 19B; 55-3 ((1)) 6, 7, 8, 13, 15A, 17, 18, 18A, 19A, 20, 21, 21A, 22A; 55-3 ((2)) 59 - 64, 77 - 80, 80A, 81, 82, 83A, 84A, 85A, 86, 86A, 87 - 92, 93A, 93B, 98, 99, 157 and portions of Shreve St., Leland Rd., Bradley Rd., and Centreville Farms Rd. public rights-of-way to be vacated and/or abandoned (to proceed under Section 15.2-2272(2) of the Code of Virginia) consisting of approximately 160.93 acres.

The Board also approved the Conceptual Development Plan subject to Conceptual Development Plan conditions dated March 5, 2001; the Planning Commission having previously approved Final Development Plan FDP 2000-SU-029 on March 1, 2000, subject to the Development Conditions dated February 21, 2001, and subject to the Board's approval of RZ 2000-SU-029 and the Conceptual Development Plan.

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 March, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-SU-029
(CONCURRENT WITH RZ 2000-SU-042 AND RZ 2000 SU-043)

WHEREAS, Pulte Home Corporation filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, R-2 Districts; Highway Corridor Overlay and Water Supply Protection Overlay Districts to the PDH-8 District, and Highway Corridor Overlay and Water Supply Protection Overlay 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 Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-8 District and Highway Corridor Overlay and Water Supply Protection Overlay Districts, and said property is subject to the use regulations of said PDH-8 District and Highway Corridor Overlay and Water Supply Protection Overlay 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 March, 2001.



Nancy Vehr

Clerk to the Board of Supervisors