



# FAIRFAX COUNTY

<sup>7ED</sup>  
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 7, 2001

Martin D. Walsh, Esquire  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard - 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Rezoning Application  
Number RZ 2001-MV-025  
(Concurrent with RZ 2001-MV-026)  
(AMENDED - APPLICANT'S NAME)

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 22, 2001, granting Rezoning Application Number RZ 2001-MV-025 in the name of **Pulte Home Corporation** to rezone certain property in the Mount Vernon District from the R-C District to the PDH-4 District, located northeast of Silverbrook Road, approximately 1,600 feet north of its intersection with Plaskett Lane, Tax Map 106-4 ((1)) 54 pt., subject to the proffers dated October 19, 2001, consisting of approximately 260.96 acres.

The Board approved the Conceptual Development Plan; the Planning Commission having previously approved the Final Development Plan FDP 2001-MV-025 on September 20, 2001, subject to the Board's approval of RZ 2001-MV-025.

In addition, the Board also:

- **Modified the transitional screening requirements (for the community recreation center) as shown on the Conceptual Development Plan.**
- **Waived the barrier requirements along the eastern boundaries for the community recreation center.**

RZ 2001-MV-025  
November 7, 2001

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- Waived the 600-foot maximum length limitation of private streets in accordance with the provisions of Section 11-302.
- Authorized an Out-of-Turn Plan Amendment to consider changing the text for Sub-Unit 2B of the Laurel Hill Planning Sector that limits the proportion of townhouses in the sub-unit to 20 percent of the units in a manner that could allow a higher percentage of townhouses similar to Concept A of the CDP/Final Development Plan (FDP) for RZ 2001-MV-025, and that this amendment be scheduled for public hearing on an expedited basis.
- Directed that the public hearings for the FDP Amendment application for Land Bay E, Concept A, and the FDP application for Land Bay B be scheduled on an expedited basis.
- Directed that the Director of the Department of Public Works and Environmental Services review any associated site and subdivision plans concurrently with these applications (the FDPA for Land Bay E and the FDP for Land Bay B).

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

**RECEIVED**  
**OFFICE OF COMPREHENSIVE PLANNING**  
NOV 14 2001  
**ZONING EVALUATION DIVISION**

(12-7-2001 - Amended Ordinance - Applicant's name)

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 22nd day of October, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-MV-025  
(CONCURRENT WITH RZ 2001-MV-026)

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-C District to the PDH-4 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 Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-4 District, and said property is subject to the use regulations of said PDH-4 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 22nd day of October, 2001.

  
\_\_\_\_\_  
Nancy Veirs  
Clerk to the Board of Supervisors

RZ 2001-MV-025  
November 7, 2001

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cc: Chairman Katherine K. Hanley  
Supervisor- Mount Vernon 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. - G IS - Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPWES  
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES  
Frank Edwards, Department of Highways - VDOT  
Land Acq. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES  
Barbara J. Lippa, Executive Director, Planning Commission



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NOV 8 2001  
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