



FAIRFAX COUNTY

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OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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June 21, 2002

Francis A. McDermott, Esquire
Hunton and Williams
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: Rezoning Application
Number RZ 2001-SP-041
(Amended Letter Only--Page 2)

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 20, 2002, granting Rezoning Application Number RZ 2001-SP-041 in the name of Centex Homes to rezone certain property in the Springfield District from the R-1, R-2 Districts and Water Supply Protection Overlay District to the PDH-12 District and Water Supply Protection Overlay District, located on the north side of Lee Highway, south of Post Forest Drive on both sides of Legato Road and Dixie Hill Road, Tax Map 56-1 ((1)) 11a, 11b, 27 - 30; 56-1 ((2)) 1 - 5; 56-1 ((3)) 1 - 14; 56-1 ((4)) 4, 6 - 12; 56-1 ((5)) 6 - 8, 9 pt., 10 pt., 11 pt., 12 pt., 13 pt., 14 pt., 15 pt., 16 - 28; 56-1 ((6)) 1 - 10; 56-1 ((9)) 1 - 7, 11 - 13, 15 - 22; 56-1 ((11)) 1, 2, 3a, 4a, 5 - 7, A and B and a portion of the public rights-of-way for Deljo Drive, Ruffin Drive, Deming Drive, Butler Drive, Legato Road, Dixie Hill Road, Rhett Lane, and Quality Street to be vacated and/or abandoned, subject to the executed proffers dated May 17, 2002, consisting of approximately 79.95 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2001-SP-041 on May 16, 2002, subject to the Board's approval of RZ 2001-SP-041.

The Board also:

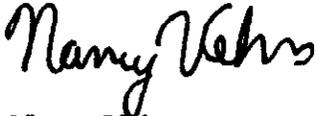
- **Modified the transitional screening and barrier requirements in accordance with the Conceptual Development Plan for the perimeter of the site and between the residential and public uses with the development.**

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- **Waived the 200 square foot privacy yard requirement for rear-load single family attached units and waived the 600 foot maximum length of private street requirement.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor Springfield 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
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
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 Acqu. & 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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Department of Planning & Zoning

JUN 26 2002

Zoning Evaluation Division

BC Consultants

Planners · Engineers · Surveyors · Landscape Architects

Dix-Cen-Gato
March 26, 2002
BC Project #99068
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RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 27 2002
ZONING EVALUATION DIVISION

DESCRIPTION OF PROPOSED PDH-12 ZONE DIX-CEN-GATO PROPERTIES SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

Being Lots 1 through 7, Parcels A and B and all of Deljo Drive, Route 6591 as delineated on a plat of subdivision entitled "Legato Acres" as recorded in Deed Book 3566 at Page 545 and Deed Book 4235 at Page 669, Lots 1 through 7, 11, 12, 13, and 15 through 22 and a portion of Rhett Lane, Route 4443, a portion of Ruffin Drive, Route 4441, and a portion of Butler Drive, Route 4442 as delineated on a plat of subdivision entitled "Centennial Hills" as recorded in Deed Book 2416 at Page 222, Lots 1 through 10 delineated on a plat of subdivision entitled "Dixie Hill, Section One" as recorded in Deed Book 944 at Page 284, Lots 1 through 3 delineated on a plat of subdivision entitled "Dixie Hill, Section Two" as recorded in Deed Book 1243 at Page 250, Lots 4 & 5 and a portion of Deming Drive, Route 3211 delineated on a plat of subdivision entitled "Dixie Hill, Section Two A" as recorded in Deed Book 1269 at Page 343, Lots 1 through 15 and all of Deming Drive Route 3211, Quality Street, Route 3210 and Dixie Hill Road, Route 1579 delineated on a plat of subdivision entitled "Dixie Hill, Section Three" as recorded in Deed Book 1390 at Page 170, Lots 4, 6 through 12 and a portion of Dixie Hill Road, Route 1579 as delineated on a plat of Subdivision entitled "Section Four, Dixie Hill Subdivision" as recorded in Deed Book 1490 at Page 58, all of the land acquired by James H. Douglas Jr. as recorded in Deed Book 11419 at page 699, all of the land acquired by Georgette Kohler as recorded in Deed Book 5578 at page 1631, all of the land acquired by Tjinta E. May, Trustee as recorded in Deed Book 11019 at Page 425, all of the land acquired by In Ae Chi Mitchler as recorded in Deed Book 6129 at page 1053, all of the land acquired by Donna M. Abrahams as recorded in Deed Book 9644 at Page 1279, and all of the land acquired by Clifford D. May Jr. and Naoma L. May Trustees as recorded in Deed Book 11195 at Page 623, and Lots 6 through 28 and all of Quality Street, Route 3210 and Dixie Hill Road, Route 1579 delineated on a plat of subdivision entitled "Dixie Hill, Section Five" as recorded in Deed Book 1542 at Page 143, LESS AND EXCEPT portions of lots 9 through 15 of said Dixie Hill Section 5 which may be encumbered by a abandoned Manassas Gap Railroad Easement delineated on Fairfax County Tax Assessment Map No. 56-1-((1))-40R, all being among the Land Records of Fairfax County, Virginia and being more particularly described as Areas 1 through 4 as follows:

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 20th day of May, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2001-SP-041

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, R-2 Districts and Water Supply Protection Overlay District to the PDH-12 District and Water Supply Protection Overlay 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 PDH-12 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said PDH-12 District and Water Supply Protection Overlay 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 20th day of May, 2002.



Nancy Veirs
Clerk to the Board of Supervisors