



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



Peter

May 8, 1989

RZ 8 - P-1011

William E. Donnelly, III
Hazel, Thomas, Fiske, Beckhorn & Hanes
P.O. Box 547
Fairfax, Virginia 22030

Re: Advanced Density Credit

Dear Mr. Donnelly:

Enclosed is a copy of a Resolution adopted by the Board of Supervisors approving advanced density credit.

Sincerely,

Theodore Austell, III

Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIII:VLL:sbe

Enclosures

- cc: George A. Symanski, Senior Assistant County Attorney
Office of the County Attorney
- Shiva K. Pant, Director
Office of Transportation
- Irving Birmingham, Director
Department of Environmental Management
- ✓ Barbara A. Byron, Director
Zoning Evaluation Division
- Land Acquisition Division
Department of Public Works

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ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room of the Massey Building at Fairfax, Virginia, on Monday, May 8, 1989, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, the proposed road improvements for I-66/Nutley Street interchange requires street dedication located on portions of land identified as Tax Map Numbers 48-2 ((1)) 1A, 2A, and 2B (approximately 463,345 square feet) with the density credit from these parcels to be allocated to Parcel 1A, and

WHEREAS, the owners of the land have offered to grant the dedication, provided that density credit is granted in connection with any future development of the land, and

WHEREAS, the dedication will be made without any monetary consideration,

BE IT RESOLVED that this Board approves density credit pursuant to the Fairfax County Zoning Ordinance, Subsection 2-308, for land dedicated to public use by the said owners in connection with the project set forth above in proportion to the amount of right-of-way dedicated from each parcel.

A copy - Teste



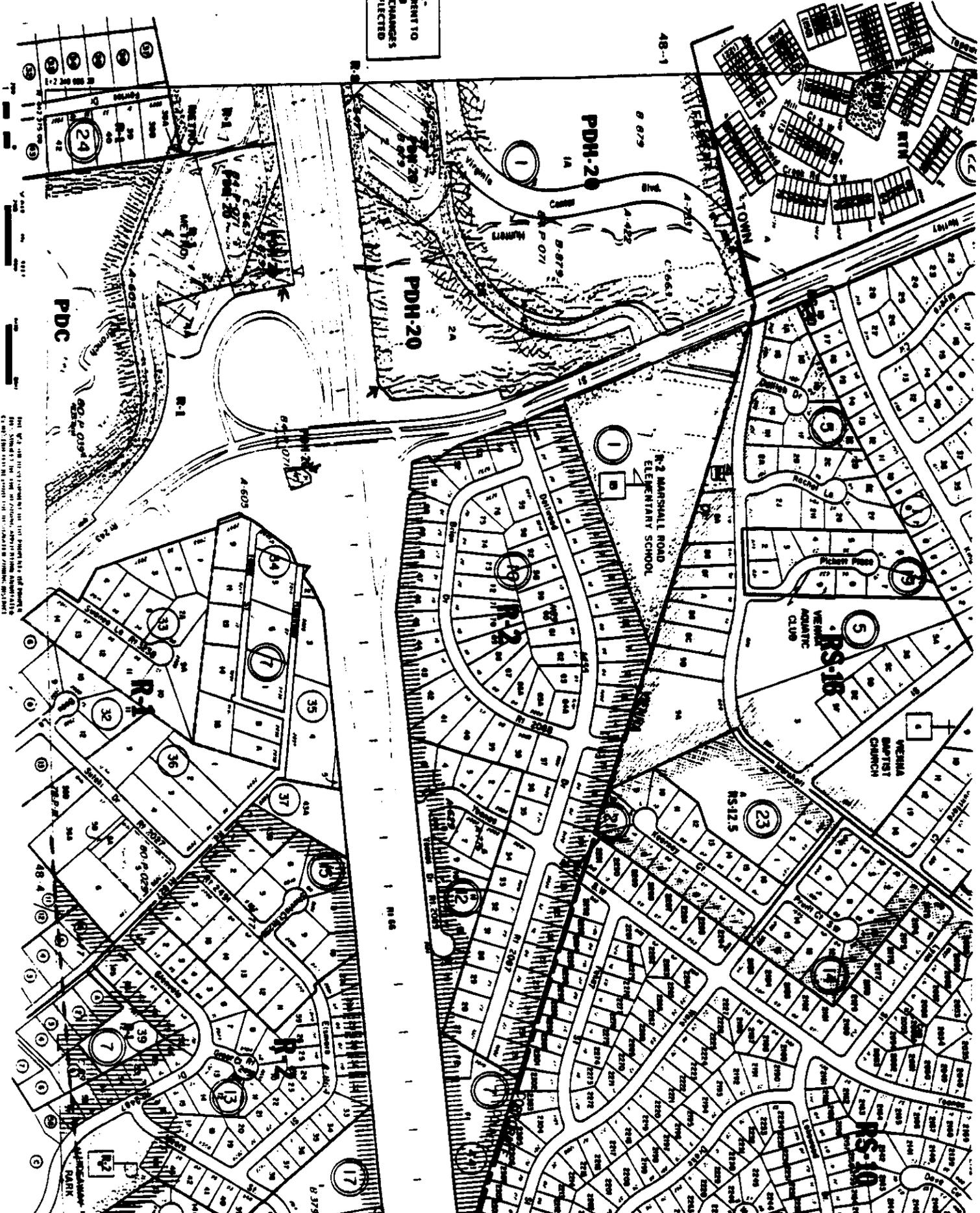
Theodore Austell, III
Clerk to the Board (Acting)

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-NOTE-
DRAWING CURRENT TO
2.5.88
USE CURRENT CHANGES
RE NOT REFLECTED

48-1



Site Plan for the proposed development of 100 Marshall Road and adjacent
lots, showing the lot divisions, proposed improvements, and
other information. The plan is based on the information provided by the
applicant and is not intended to be a legal document. It is subject to
change without notice. The plan is not to be used for any other purpose
without the written consent of the Planning Board.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



June 2, 1989

William E. Donnelly, III, Esquire
Hazel, Thomas, Fiske, Beckhorn and Hanes
Post Office Box 547
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ 88-P-101
(Concurrent with RZ 88-P-100
and SEA 86-P-006)

Dear Mr. Donnelly:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 8, 1989, granting, as proffered, Rezoning Application RZ 88-P-101 in the name of Virginia Center Limited Partnership, to rezone certain property in the Providence District from the PDH-20 District to the PDC District, subject to the executed proffers dated April 21, 1989, on subject parcels 48-2 ((1)) Pt. 1A, Pt. 2A, and Pt. 2B consisting of approximately 19.13 acres.

The Board also approved Conceptual Development Plan CDP 88-P-101 subject to the executed proffers dated April 21, 1989.

June 2, 1989

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In addition, the Board: 1) modified the transitional screening requirements, and 2) waived the barrier requirements in favor of those shown on Sheets Five and Six of the Landscape Plan.

Sincerely,



Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIII:ns

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay
Robert Moore, Transportation Planning Division,
Office of Transportation
Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
Department of Environmental Management
A. V. Bailey, Resident Engineer
Virginia Department of Transportation
Richard Jones, Manager, Land Acquisition & Planning Division
Fairfax County Park Authority

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 8th day of May, 1989, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 88-P-101
(CONCURRENT WITH RZ 88-P-100 AND SEA 86-P-006)

WHEREAS, Virginia Center Limited Partnership, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the PDH-20 District to the PDC 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 Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC District, and said property is subject to the use regulations of said PDC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 8th day of May, 1989.



Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

The Board also approved Conceptual Development Plan ODP 88-P-101, May 8, 1989, subject to the executed proffers dated April 21, 1989.