



County of Fairfax, Virginia

May 28, 2013

2013

Planning Commission

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Executive Director

Kim A. Bassarab
Assistant Director

Frank A. McDermott, Esquire
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: FDPA 2009-SU-024 – DD South 5 LC
Sully District

Dear Mr. McDermott:

The purpose of this letter is to formally advise you, as the agent for the applicant on the above referenced case, that on Wednesday, May 22, 2013, the Planning Commission voted unanimously (Commissioners Hurley and Lawrence absent from the meeting) to approve FDPA 2009-SU-024, subject to the development conditions dated May 20, 2013, as attached.

The Commission also voted unanimously (Commissioners Hurley and Lawrence absent from the meeting) to reaffirm the following:

- 1) modification to permit an increase in the fence height to a maximum of nine feet around the perimeter of the property;
- 2) modification to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern boundary and a portion of the southern boundary;
- 3) modification to permit the barriers, as shown on the CDP/FDP, to satisfy the requirements along the southern property line and a portion of the eastern and western property lines; and,
- 4) waiver of the Countywide Trails Plan recommendation for a major paved trail along the south side of the abandoned Barnsfield Road.

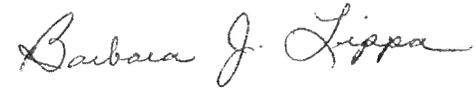
Enclosed also for your records is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Fairfax County Planning Commission
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Fairfax, VA 22035-0001
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www.fairfaxcounty.gov/planning



McDermott letter
FDPA 2009-SU-024
May 28, 2013

Sincerely,



Barbara J. Lippa
Executive Director

Attachments (a/s)

cc: Michael Frey, Supervisor, Sully District
John Litzenberger, Commissioner, Sully District
Joseph Gorney, Staff Coordinator, ZED, DPZ
May 22, 2013 date file
O-8c file



FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2009-SU-024

May 20, 2013

If it is the intent of the Planning Commission to approve Final Development Plan Amendment 2009-SU-024, on property located at Tax Map parcels 34-2 ((1)) 2B and 34-2 ((1)) 3C, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site. (Those conditions carried forward from the previous approval are marked with an asterisk*).

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Dulles Discovery South" prepared by Urban, Ltd., consisting of fourteen sheets dated December 28, 2012, as revised through April 26, 2013.
2. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDPA, subject to ARB review and approval as to any signs proposed within the Sully Historic Overlay District.*
3. The applicant shall record an amendment to the existing waterline easement agreement as determined by Fairfax Water.*
4. The areas surrounding the buildings shall include features such as ornamental landscaping, benches and outdoor seating, gazebos, pavilions, art displays, and/or walking paths to provide respite and leisure recreation space for employees.*
5. Plant material for the subject property shall not include any species listed per the DCR "Invasive Alien Plant Species of Virginia". Proposed trees and shrubs for the site shall include a bio-diverse mix that includes, but is not exclusively, native species (per the DCR "Native Plant: Trees" table), wildlife benefit species (per PFM table 12.10) and improved cultivars and varieties, subject to review and approval by Urban Forest Management Division of DPWES.*

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.