



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



May 12, 1976

PGH
to
RTR

E. A. Prichard, Esquire
4085 University Drive
Fairfax, Virginia 22030

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at its meeting on May 10, 1976, granting the application of GULF RESTON, INC. (No. 74-2-113) to rezone certain land in Centreville District from RE-1 District to RPC District.

Very truly yours,

Ethel Wilcox Register

Ethel Wilcox Register
Clerk to the Board

EMR/pkw

cc: Mr. Patteson
Mr. Yates ✓
Mr. Knowlton
Mr. Beales

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 10th day of May, 1976, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. 74-2-113)

WHEREAS, GULF RESTON, INC. filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from RE-1 District to RPC 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 Centreville District, and more particularly described as follows: (see attached legal description) Be, and hereby is, zoned to the RPC District, and said property is subject to the use regulations of said RPC 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 parcel.

GIVEN under my hand this 10th day of May, 1976

Ethel Wilcox Register
Ethel Wilcox Register
Clerk to the Board

BOARD OF SUPERVISORS ACTION

ON ZONING MAP AMENDMENT

APPLICATION NUMBER 74-2-113

Applicant: GULF RESTON, INC.

Present Zoning: RE-1

Requested Zoning: RPC

Proposed Use: GOVERNMENTAL CENTER & TOWN CENTER COMMERCIAL

Subject Parcels: 17-1((1)) 2B & 3B
11-3((1)) PART 8

Acreage: 72.9296 ACRES

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 MAY 10, 1976, the following action was adopted on the subject application.

- Amended the zoning map as requested.
- Amended the zoning map as requested, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- Denied the requested _____ District.
- Amended the zoning map for the subject property to the _____ District.
- Amended the zoning map for the subject property to the _____ District, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- In addition to the action taken above, the applicant presented certain restrictive covenants for recordation governing the subject property (a copy of which is attached).
- In addition to the action taken above, the Board of Supervisors instructed that the site plan/~~subdivision plat~~ be forwarded to the ~~Planning Commission~~/Board of Supervisors for its review before approval.

Distribution:

Applicant
Clerk to the Board
Executive Director, Planning Commission
Supervisor of Assessments
Director, Mapping Division, Overlay Branch
Director, Zoning Enforcement Division
Director, Office of Research and Statistics
Public Affairs
VDH & T

Coordinator RR

Application Number 74-2-113

Approved to the RPC District

Total Number of Dwelling Units _____ Density _____

Building Floor Area _____ Floor Area Ratio (FAR) _____

22.9296 ACRES - COMMERCIAL
50.0 ACRES - GOVERNMENTAL CENTER

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

See proffered Development Plan.

See Attachment 2 for proffers.

May 12, 1976

Board of Supervisors of Fairfax County
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: Proffers: Rezoning 74-2-113

Ladies and Gentlemen:

Gulf Reston, Inc., the developer listed in the rezoning affidavit filed in this case, hereby proffers that the development of the property that is the subject of this application shall be in strict accordance with the conditions set forth below unless amendment thereto is mutually agreed upon by Gulf Reston, Inc. and the Board of Supervisors.

1. Uses within the 22.9296 acre commercial area will be limited to commercial uses such as Auto Accessories; Auto Dealer; Auto Service/Repair; Boating Sales; Discount Store; Equipment Sales/Rental; Financial Institutions; Furniture; Home Building Supplies; Medical/Professional Supplies; Restaurants; Service Stations (possible with car wash); Tires, Batteries, Accessories Units; Veterinary Clinics.

2. For the site described above, special effort will be made to create a highway oriented commercial development of good design quality with positive visual impact. To achieve these ends, the site will be "compartmentalized" to break long vistas with such vertical elements as buildings, trees, hedging, landscaped mounds and retaining walls. Several significant stands of existing mature trees will be preserved. Landscaped mounds and berms will be provided around the periphery of nearly the entire site to present an attractive view from the road. Reverse frontage concepts will be employed on many buildings so that the building will screen parking areas when viewed from the road. Directed lighting fixtures will be used as much as possible to soften nighttime glare. All building, landscaping and signing plans must go through RHOA's Architectural Board of Review process.

3. Development of the remaining land within the Special Study Area along Baron Cameron Avenue (located to the west of the site described above) will be limited to transition uses such as Offices, Nursing Facility developments, Open

Space, Hotel/Motel, Apartments (high density residential). No direct access to Baron Cameron Avenue (between the Intra-county Road and the proposed 90' road shown on the development plan for this case) will be needed to serve the development described above.

4. Development of the land in the southwest quadrant of the intersection of Route 602 and Route 606 (between the County Governmental Complex and Reston Avenue south to and including the land presently zoned C-0) will be developed in office uses (both hi-rise offices and low-rise medical offices) and other commercial uses that function well with this development such as a pharmacy, medical or office supplies, restaurant, etc. A Reston example of how commercial uses relate to office development is the International Center with shops, restaurants and surrounding buildings. A hotel may also be built in this area as it could function well with the County Governmental Complex.

5. Development of the land between Reston Avenue and the eastern boundary of Reston within a 500' wide strip along the north side of Baron Cameron Avenue will be limited to non-commercial land uses per the current Reston Master Plan.

6. Gulf Reston will not agree to change the use of the church site in the southeast quadrant of the Route 606/Route 602 intersection nor will it change the zoning and platted use for 20 townhouses on the 5.2 acre parcel directly south of the above church site.

Very truly yours,

GULF RESTON, INC.

By


