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FAIRFAX COUNTY

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BOARD OF SUPERVISORS
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V I R G I N I A

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November 3, 2004

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2003-HM-046
(Concurrent with PCA 2000-HM-044, PCA 80-C-028-07, and PCA 77-C-098-05)

Dear Mr. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 18, 2004, granting Rezoning Application Number RZ 2003-HM-046 in the name of TST Woodland L.L.C. to rezone certain property in the Hunter Mill District from the I-4 District to the PDC District to permit mixed-use development, concurrent with PCA 2004-HM-044 with an over-all floor area ratio (FAR) of 0.7, located in the northeast quadrant of Sunrise Valley Drive and Corporate Park Drive [Tax Map 16-4 ((1)) 42 Pt., 43, 44 Pt., 45 Pt., and 46 Pt.] subject to the proffers dated October 18, 2004, consisting of approximately 20.94 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDPA 2003-HM-046 and Final Development Plan Amendment Application FDPA 2000 HM-044 on September 9, 2004, subject to the final development plan conditions dated August 25, 2004, and subject to the Board's approval of RZ 2003-HM-046.

The Board also:

- Waived the 75-foot minimum setback requirement and the service drive requirement along the Dulles Airport Access Road.

- Modified the loading space requirement for Tax Map 16-4 ((1)) 42 to permit the four loading spaces as shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP).

- **Waived the 600 foot maximum length requirement for private streets.**

- **Modified the transitional screening requirements and waived the barrier requirements along Sunrise Valley Drive and between the uses on-site in accordance with the landscaping depicted on the CDP/FDP.**

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/det/ns

cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
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
Marie Langhorne, Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning branch Mgr., FCPA
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
James Patteson, Director, Facilities Mgmt. Div., DPWES
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
NOV 12 2004
Zoning Evaluation Division

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 18th day of October, 2004, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2003-HM-046
(Concurrent with PCA 2000-HM-044, PCA 80-C-028-07, and PCA 77-C-098-05)

WHEREAS, TST Woodland L.L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 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 Hunter Mill 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., §15.2-2303(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 18th day of October, 2004.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors