



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 4, 2015

Inda E. Stagg
Walsh, Colucci, Lubeley and Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RECEIVED
Department of Planning & Zoning

APR 02 2015

Zoning Evaluation Division

Re: Special Exception Application SE 2014-SP-053

Dear Ms. Stagg:

At a regular meeting of the Board of Supervisors held on March 3, 2015, the Board approved Special Exception Application SE 2014-SP-053 in the name of Rolling Valley Mall LLC. The subject property is located at 9276 Old Keene Mill Road, on approximately 19.43 acres of land, zoned C-6 in the Springfield District [Tax Map 88-2 ((1)) 4 A]. The Board's action permits a waiver of certain sign regulations, pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right, Special Exception/ Special Permit uses may be permitted without a Special Exception Amendment if they do not affect this special exception.
3. This Special Exception is subject to the issuance of a Sign Permit(s); any permit issued pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Rolling Valley Mall", prepared by Urban, Ltd., consisting of 3 sheets dated July 11, 2014 as revised through November 13, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

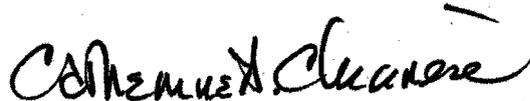
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. No sign permits shall be issued for this sign until the two freestanding signs (Welcome to Rolling Valley Mall) have been removed.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the sign permits have been applied for and issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: _____
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

JUL 18 2014

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

APPLICANT	NAME Rolling Valley Mall LLC	
	MAILING ADDRESS c/o Combined Properties, Inc., 1025 Thomas Jefferson Street, N.W., Suite 700 East, Washington, DC 20007	
	PHONE HOME () WORK ()	
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 9276 Old Keene Mill Road	
	TAX MAP NO. 88-2 ((1)) 4A	SIZE (ACRES/SQ FT) 19.43 acres, 846,299 sq. ft.
	ZONING DISTRICT C-6	MAGISTERIAL DISTRICT Springfield
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-620	
	PROPOSED USE Waiver of certain sign regulations (increase in height and area of a freestanding shopping center sign)	
AGENT/CONTACT INFORMATION	NAME Martin D. Walsh (Attorney) Inda E. Stagg (Sr. Land Use Planner)	
	MAILING ADDRESS 2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	
	PHONE HOME () WORK (703) 528-4700	
	PHONE MOBILE () istagg@thelandlawyers.com	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Inda E. Stagg</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>		

DO NOT WRITE IN THIS SPACE

Date Application accepted: _____ Application Fee Paid: \$ _____

SE 2014-SP-053

Zoning Application Closeout Summary Report

Printed: 3/27/2015

General Information

APPLICANT: ROLLING VALLEY MALL LLC
DECISION DATE: 03/03/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: SHARON WILLIAMS

DECISION SUMMARY:

ON MARCH 3, 2015, THE BOARD UNANIMOUSLY APPROVED SE 2014-SP-053 ON A MOTION BY SUPERVISOR HERRITY SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 10, 2014.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				C- 6	19.43 ACRES

Tax Map Numbers

088-2- /01/ /0004-A

Approved Land Uses

Zoning District: C- 6

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT		APPROVED NON-RESIDENTIAL DEVELOPMENT			
	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
W/SIGN/REG				221,165 SQ FEET	19.43 ACRES	0.26

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 11-10-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
PERMITS SHALL BE OBTAINED	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001