



County of Fairfax, Virginia

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

July 29, 2015

Gregory Riegle
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

RE: Proffered Condition Amendment Application PCA 78-S-063-07
(Concurrent with Rezoning Application RZ 2014-SU-016)

Dear Mr. Riegle:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 28, 2015, approving Proffered Condition Amendment Application PCA 78-S-063-07 in the name of Westfields Venture LP. The Board's action amends the proffers for Rezoning Application RZ 78-S-063 previously approved for business/industrial park to delete 50.59 acres to be included in concurrent Rezoning Application RZ 2014-SU-016. The subject property is located in the N.W. quadrant of the intersection of Westfields Boulevard and Stonecroft Boulevard, on approximately 50.59 acres of land zoned I-3, [Tax Map 44-3 ((1)) 15], in the Sully District.

The Board also:

- Approved concurrent Rezoning Application RZ 2014-SU-016 subject to the proffers dated July 16, 2015, and the associated waivers and modifications
- Approved Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1, subject to the development conditions dated July 10, 2015 and as proffered

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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>

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully 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
Michael Davis, Section Chief, Transportation Planning Division
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
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
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 28th day of July 2015, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 78-S-063-07
(Concurrent with Rezoning Application RZ 2014-SU-016)**

WHEREAS, Westfields Venture LP, filed in the proper form an application to amend the proffers for RZ 78-S-063, previously hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), 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 Sully District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(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 28th day of July 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors



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

PCA 78-5-063-07
APPLICATION No: RZ/FDP 2014-SU-016
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

AUG 28 2014

Zoning Evaluation Division

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

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Westfields Venture LP, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-3 District to the PRM District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	(X)	CDP	(X)	FDP	(X)	CDPA	()	FDPA	()
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LEGAL DESCRIPTION:

23		Westfields	22727	665
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

44-3	1		15	50.59 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

N/A

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

In the northwest quadrant of the intersection of Westfields Blvd. and Stonecroft Blvd.	
PRESENT USE: vacant	PROPOSED USE: Mixed use
MAGISTERIAL DISTRICT: Sully	OVERLAY DISTRICT (S): WS

The name(s) and address(s) of owner(s) of record shall 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 representative on official business to enter on the subject property as necessary to process the application.

Gregory A. Riegler/Lori R. Greenlief

Type or Print Name

1750 Tysons Blvd, Ste, 1800, McLean, VA 22102

Address

Signature of Applicant or Agent

(Work) (703)712-5433 (LRG) (Mobile)

Telephone Number

MPC
8/29/14

Please provide name and telephone number of contact if different from above:

PCA/RZ/FDP 2014-0397/0398/0399

DO NOT WRITE BELOW THIS SPACE

Deborah Ledwith

Date application accepted: August 29, 2014

Fee Paid \$ 109,785.00