



FAIRFAX COUNTY

APPLICATION FILED: September 2, 2005
PLANNING COMMISSION: December 8, 2005
BOARD OF SUPERVISORS: January 9, 2006 @ 3:30 p. m.

V I R G I N I A

November 23, 2005

STAFF REPORT

APPLICATION PCA 78-D-060

(Associated with Feature Shown 456A-D89-27-1)

DRANESVILLE DISTRICT

APPLICANT: Board of Supervisors of Fairfax County

PRESENT ZONING: R-2

PARCEL: 19-3 ((1)) 20

ACREAGE: 12.17 acres

FLOOR AREA RATIO (FAR): 0.05 for the proposed Fire Station on 6.46 acres

DENSITY: 1.93 du/ac for the proposed subdivision on 5.71 acres

OPEN SPACE: 3.95 acres (64 percent of fire station site)
0.21 acres (4 percent of the subdivision)

PLAN MAP: Public Use

PROPOSAL: Amend the Previously Proffered Rezoning for a Single Family Detached Dwelling Unit Subdivision with 24 Dwelling Units to Permit a Portion of the Property to be developed as a Fairfax County Fire and Rescue Station while Retaining the Remaining Portion as a Residential Subdivision with Eleven (11) Dwelling Units.

STAFF RECOMMENDATIONS:

Staff recommends that PCA 78-D-060 be approved subject to the execution of the draft proffers contained in Appendix 1.

Staff further recommends that the transitional screening yard requirement for the fire station be modified along the northern, southern and western boundaries and that the barrier requirement for the fire station be waived in favor of that shown on the Generalized Development Plan and referenced in the proffers.

Staff further recommends that the Board of Supervisors waive the requirement for a service drive on Leesburg Pike.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

This application has been filed to amend the proffers accepted pursuant to RZ 78-D-060, previously approved for twenty-four (24) single family detached dwelling units, to allow the northern portion of the 12.17 acre property owned by the County to be developed with the Wolftrap Fire and Rescue Station. The southern portion of the property is shown on the Generalized Development Plan (GDP) to be developed with single family detached dwellings in a layout that is similar to the previously proffered plan for that portion of the property. The proposed 14,125 square foot four-bay fire and rescue station is to be developed on 6.46 acres of the site at a Floor Area Ratio (FAR) of 0.05. The proposed single family detached subdivision shown on 5.71 acres at a density of 1.93 du/ac is intended to preserve the County's options with regard to the future use of this property.

A feature shown determination, 456A-D89-27-1, to determine whether the proposed four-bay fire and rescue station is a feature shown in the Comprehensive Plan pursuant to the provisions of Section 15.2-2232 of the *Code of Virginia* is associated with this proffered condition amendment application. The feature shown determination addresses the proposal to increase the size of the fire and rescue station from a 3-bay facility in a 9,500 sq. ft. building addressed by the approval of 456-D89-27 in 1989 to the currently proposed 4-bay facility in a 14,125 sq. ft. building.

A reduced copy of the proposed Generalized Development Plan (GDP) is included in the front of this report. The applicant's draft proffers are included as Appendix 1. The applicant's affidavit is Appendix 2 and the applicant's statements regarding the application are included as Appendix 3. The documentation regarding 456A-D89-27-1 will be submitted under separate cover for consideration at the Planning Commission's public hearing for PCA 78-D-060.

LOCATION AND CHARACTER

The application property is located in the southeast quadrant of the intersection of Beulah Road (Rt. 702) and Leesburg Pike (Rt. 7). The property is undeveloped and contains a mixture of open field vegetation and stands of early succession woods.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Single Family Detached (Wolf Trap Green) ¹	R-1	.5 – 1 du/ac
South	Single Family Detached	R-2	1-2 du/ac

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
East	Wolf Trap Nursery	R-1	1-2 du/ac
West²	Single Family Detached on Large Lots Single Family Detached ³ (Maymont)	R-1 R-1 & PDH-1	1-2 du.ac 1-2 du/ac

1. Located across Leesburg Pike (Route 7), a four-lane divided facility shown on the Comprehensive Plan to be widened to six-lanes.
2. Located across Beulah Road; the portion of Maymont is opposite the residential subdivision.
3. Rezoned to the R-1 and PDH-1 Districts pursuant to the approval of RZ 2005-DR-006 on October 17, 2005.

BACKGROUND

RZ 78-D-060:

On February 26, 1979, the Board of Supervisors approved RZ 78-D-060, rezoning the application property from the R-1 District to the R-2 District subject to proffers. The proffered Generalized Development Plan showed 24 dwelling units at a density of 1.94 du/ac. Copies of the Clerk to the Board’s letter regarding the approval, the accepted proffers and a reduction of the proffered GDP are included as Appendix 4.

456-D89-27:

On November 30, 1989, the Planning Commission approved 456-D89-27 finding that a proposed 9,500 sq. ft., three bay fire and rescue station proposed on 3.5 acres of the 12.17 acre property identified as Tax Map Parcel 19-3 ((1))) 20 was in substantial accord with the provisions of the adopted Comprehensive Plan. The records regarding this approval are on file with the Department of Planning and Zoning and were included as part of the applicant’s statements contained in Appendix 3.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: II
Planning District: McLean Planning District
Planning Sector: Wolftrap Community Planning Sector (M7)

The Comprehensive Plan provides the following guidance on the land use and the intensity/density for the property.

On page 12-13 of the 2003 Edition of the Plan, as amended through July 11, 2005, Area II, McLean Planning District, Overview, Public Facilities, the Plan states:

“...The following public facilities are identified as future needs in the McLean Planning

retained in residential use with 11 single family detached lots. The draft proffers allow these portions of the site to be developed separately.

- *Fire and Rescue Station Layout.* The proposed 14,125 sq. ft. four-bay fire and rescue station building is located approximately 95 feet south of Leesburg Pike and 130 feet east of Beulah Road. The eastern third of the fire and rescue station property is to remain undisturbed. The vehicle bays will be located on the northern side of the building with the forty-four foot tall hose tower on the southern side of the building. The fire and rescue station includes a control room in the front of the building that will be used to control the pre-empt for the traffic signal at the intersection. Line of sight visibility must be maintained from the control room to the intersection.
- *Fire and Rescue Station Vehicular Access:* All access to the fire and rescue station will be from Beulah Road. There are two access points proposed. The one closest to Leesburg Pike will be for the emergency vehicles and leads directly to equipment bays. The equipment bays may be accessed from either end of the bays. The second access point is located south of the building and will be the non-emergency vehicle access point. The travelway connecting to this access point provides access to the parking spaces located to the south and east of the proposed building. A circular drive located north of the building allows vehicles to access the rear of the bays from Beulah Road without utilizing the travel aisle to the north of the building. Revision of right-of-way is shown along Leesburg Pike to accommodate the planned widening of that road to a six-lane section and along Beulah Road to accommodate the proffered road improvements pursuant to the approval of RZ 2005-DR-006.
- *Fire and Rescue Station Landscaping:* Three general types of landscaping are shown on the GDP for the proposed fire and rescue station. First, along Leesburg Pike, a thirty-five foot wide screening yard extends from the area of existing vegetation that is being preserved in the eastern portion of the site to the western extent of the building. From that point forward several large deciduous trees are shown; however, line-of-sight from the control room to the intersection and access to the station is maintained. Second, transitional screening that is thirty-five feet in depth is shown along the boundary between the fire and rescue station and the residential subdivision. Third, additional landscaping is shown along the edge of the parking spaces, along the periphery of the station facilities and within the proposed best management practice facilities.
- *Residential Subdivision Layout.* The subdivision resembles the previously proffered layout shown in this portion of the site. The proposed lots are regular in shape and located along a future public street that extends from Beulah Road to the west to the eastern property line, where it could be extended eastward should the adjacent properties redevelop. An 8,930

sq. ft. outlot, Outlot A, is shown in the southwestern corner of the residential portion of the property to provide open space and because the depth of the lot between the southern boundary of the application property does not meet lot width requirements in the R-2 District.

- *Stormwater Management.* Stormwater detention is to be provided in a dry pond to be constructed north of the road to the residential subdivision and adjacent to Beulah Road. This facility is sized to accommodate detention for the fire and rescue station, for the residential subdivision and the portion of the drainage shed upstream of this property. A temporary access road for the maintenance of the stormwater detention facility is proposed on the alignment of the future residential public street. When the residential street is constructed, maintenance access will be available from the new street. Two bio-retention areas are shown on the fire and rescue station property to provide BMPs. An oil/grease interceptor is included adjacent to the vehicle bays.
- *Pedestrian Access.* The GDP includes the major trail recommended along Leesburg Pike. This ten-foot wide asphalt trail is proffered to be constructed in conjunction with the fire and rescue station. A five-foot wide sidewalk is proffered to be constructed from Leesburg Pike to Bent Creek Lane, located south of the application property. (The planned major trail for Beulah Road is located on the opposite side of that road and is proffered to be constructed as part of the commitments for Maymont, RZ 2005-DR-006). A sidewalk connection is shown from Beulah Road to the fire and rescue station building. Sidewalks are proffered to be added on both sides of the future residential street.

Land Use Analysis

The proposed Fire Station has a prior 2232 Review approval for a 9,500 square foot three-bay fire and rescue station pursuant to 456-D89-27. This property is identified on the Comprehensive Plan Map as planned for a proposed Governmental and Public Safety Facility, Category 'G', in which Fire and Rescue Stations and Training Facilities are included. The proposed facility is also identified in the text of both the Policy Plan and the Area II Plan. The proposed facility meets Plan guidelines for the location of fire stations in terms of access and service area, and also meets Plan guidelines for the size of fire station facilities. The proposed facility meets Plan guidelines to limit the impact of public facilities on adjacent land uses.

The currently proposed Fire and Rescue Station is a 14,125 sq. ft. four-bay facility located on 6.46 acres of the 12.17 acre Parcel 20. Under separate cover, the Director, Department of Planning and Zoning has submitted a report pursuant to 456A-D89-27-1 stating that staff has concluded that the proposed enlargement of the Wolftrap Fire and Rescue Station at 9501 Leesburg Pike should be considered a "feature shown" of the Comprehensive Plan pursuant to Section 15.2-2232 of the *Code of Virginia*.

The residential subdivision shown on the southern portion of the application property reflects the layout shown on the previously proffered development plan and is consistent with the density recommendations of the Comprehensive Plan of 1-2 du/ac.

Environment (Appendix 5)

Issue: Screening

A buffer should be provided between the proposed fire and rescue station and the residences. The proffered GDP includes transitional screening between the fire and rescue station and the future residential subdivision and includes additional plantings along the parking area and where the BMP facilities are proposed. This planting will be required to be installed as part of the development of the fire and rescue station.

Resolution:

This issue has been adequately addressed by the plantings shown on the proffered GDP.

Issue: Energy Conservation

The proposed residences should be constructed in a manner that is energy efficient. The draft proffers require that the future residences be constructed to the CABO model energy program and that the appliances including the HVAC system meet Energy Star requirements.

Resolution:

Therefore, this issue has been resolved.

Stormwater Management/Best Management Practices (Appendix 6)

Issue: Adequate Detention and Water Quality Treatment

The initially submitted development plan included the construction of SWM/BMP facilities for the proposed fire and rescue station only. The detention and water quality requirements for the residential subdivision were addressed by notes stating the developer of the subdivision would be permitted to upgrade these facilities at that time. Staff from the Site Review Division recommended that the facilities be sized to accommodate detention for the area of the watershed upstream of this property (approximately 15.45 acres) be constructed with the fire and rescue station rather than construct the detention facilities for the fire and rescue station and then have them reconstructed when the residential subdivision was constructed.

Resolution:

The revised GDP addressed for this report modified the size of the stormwater detention facility to accommodate the area of the watershed upstream of this property. Therefore, this issue has been adequately addressed.

Tree Preservation and Landscaping (Appendix 7)**Issue:** Tree Preservation

The northeast corner of the property was identified as an area desirable for tree preservation as the plant material is in fair to good condition.

Resolution:

This area is identified on the GDP as a tree preservation area. Therefore, this issue is considered to be resolved.

Issue: Landscaping

The landscaping shown on the GDP has been revised since the initial submission. The landscaping shown on the GDP includes a variety of tree types to be planted in the three landscaping areas described above, screening along Leesburg Pike, screening between the fire and rescue station and the future residential subdivision and supplemental landscaping around the site. The residential subdivision will be required to satisfy the applicable tree cover requirements at the time of development.

Resolution:

This issue has been adequately addressed.

Transportation (Appendix 8)

The proposed Wolftrap Fire and Rescue Station is to be located in the southeast quadrant of the intersection of Beulah Road and Leesburg Pike. This intersection is signalized. This intersection and the application property's frontage on Beulah Road are to be improved pursuant to proffers accepted pursuant to the approval RZ 2005-DR-006, known as Maymont, on October 17, 2005. That approval, for a new subdivision with 63 single family detached dwelling units, included proffered commitments to widen Beulah Road from Bent Creek Lane to the intersection with Leesburg Pike, including this application property's frontage. The intersection will be improved to provide dual right-turn lanes, a through lane and a left turn lane for northbound Beulah Lane. The proffered commitments for RZ 2005-DR-006 include a commitment to modify the signal at that intersection to accommodate the new lane configuration and to provide the controller for a pre-empt signal that will be activated to facilitate emergency vehicle egress from the fire and rescue station. The pre-empt signal

will be activated from inside the fire station and will stop traffic on Leesburg Pike and activate a signal that will stop the northbound traffic on Beulah Road prior to the station and allow the emergency vehicles to freely exit from the station. The accepted proffers require that these improvements be constructed by December 31, 2007 to coincide with the construction schedule for the fire and rescue station.

Issue: Beulah Road Frontage Improvements

As described above, the developers of Maymont, pursuant to the proffers accepted with the approval of RZ 2005-DR-006 committed to construct the frontage improvements for this property. The GDP for PCA 78-D-060 includes right-of-way that reflects those proffered improvements. The draft proffers for this application commit to the provision of the necessary right-of-way at the time of site plan approval for the Fire and Rescue Station or upon demand whichever occurs first.

Resolution:

The GDP and draft proffers include potential interim improvements to Beulah Road to accommodate the fire and rescue station should the improvements proffered with Maymont not be constructed prior to the completion of the fire and rescue station. Therefore, this issue has been adequately addressed.

Issue: Sight Distance at the Proposed Entrances

Staff requested that the adequacy of the sight distance at each of the three entrances, two for the fire station and the third for the residential, on Beulah Road be demonstrated to be adequate.

Resolution:

Sheet 7 was added to the GDP to address sight distance. It demonstrates that the sight distance is adequate at each of the three entrances; therefore this issue has been adequately addressed.

Issue: Interconnection of the Street Network

The future public street in the residential subdivision should connect to the eastern property to allow interparcel access to the east.

Resolution: This connection is shown on the GDP and the draft proffers require that notice of this connection be provided prior to sale of the units and included in the HOA documentation. Therefore, this issue has been adequately addressed.

Issue: Leesburg Pike

Right-of-way consistent with the planned future widening of Leesburg Pike to six-lanes is shown on the GDP and proffered to be provided at the time of site plan approval or upon demand, whichever occurs first. The Department of Transportation also recommended that funds be escrowed at the time of site plan approval for the future construction of the additional lane along the frontage of the application property.

Resolution:

This issue has been completely addressed by the GDP which includes the necessary right-of-way for the planned widening of Leesburg Pike and the draft proffers which require that an escrow as determined by the Director, DPWES be set aside for the future widening of Leesburg Pike.

Issue: Service Drive on Leesburg Pike

The GDP includes a request to waive the service drive requirement along Leesburg Pike. Leesburg Pike in the vicinity of this property does not have service drives at this time. To provide interparcel access, the subdivision street is shown extending to the eastern boundary of the property and is proffered to extend to that boundary.

Resolution:

Staff supports the requested modification of the service drive requirement in this instance because the subdivision street extends to the property to the east of the application property.

Issue: Trail on Leesburg Pike

The Countywide Trails Plan includes a major trail along Leesburg Pike on this side of that road. This trail is shown on the GDP and the draft proffers commit to build the trail with the fire and rescue station.

Resolution:

This issue has been adequately addressed.

Issue: Sidewalks

The GDP and the draft proffers include a commitment to construct a five-foot wide sidewalk along Beulah Road from Leesburg Pike to Bent Creek Lane. In

addition, a sidewalk connection is shown from that sidewalk to the future building and the draft proffers commit to providing a sidewalk on both sides of the future public street in the residential subdivision.

Resolution:

This issue has been adequately addressed.

Issue: Bus Stop

A bus stop is located on Leesburg Pike near the intersection of Beulah Road. However, a paved pathway does not connect to the bus stop, nor are there pedestrian facilities on the application property's frontage on either Beulah Road or Leesburg Pike. The draft proffers include a commitment to provide a paved connection to the bus stop from the new sidewalk on Beulah Road and/or the new trail to be constructed along Leesburg Pike.

Resolution:

With the commitment to provide the paved connection from the sidewalk and/or trail, this issue has been addressed.

Public Facilities

Park Authority Analysis (Appendix 9)

Impacts on Park Authority Facilities

The Park Authority staff requested that adequate stormwater management be provided so as to not impact the stream valley park along Wolftrap Run. As noted above in the stormwater management analysis, this issue has been adequately addressed.

Schools Analysis (Appendix 10)

The proposed eleven (11) lot residential subdivision will generate half the number of students the previously approved twenty-four (24) lot residential subdivision would have, based on the current methods to estimate school attendance. The eleven lot residential subdivision is anticipated to generate 3 elementary students who would attend Colvin Run Elementary School which is projected to exceed its capacity of 905 students beginning in the school year 10-11; it currently operates within its capacity. The eleven lots are projected to generate 1 intermediate student who would attend Longfellow Intermediate School, which is projected to operate within its capacity of 1115 students through the school year 10-11. Two high school students, who would attend McLean High School, are projected to be generated by the eleven (11) lots. McLean High School is projected to operate within its capacity of 1725 students in the school year 10-11.

Sanitary Sewer Analysis (Appendix 11)

The property is located in the Difficult Run (D-3) watershed and would be sewerred into the Blue Plains Treatment Plant. The existing 8-inch line located in an easement approximately 1100 feet from the property is adequate for the proposed use at this time. There is adequate capacity for the proposed development at this time when existing uses and proposed development recommended by the Comprehensive Plan are taken into account.

The proffers for RZ 2005-DR-006 include a commitment to extend sanitary sewer service to a location in the northeast corner of Parcel 11A so it will be available at the time of the construction of the fire and rescue station.

Fire and Rescue Department Analysis (Appendix 12)

This property is to be serviced by the future station at this location.

Water Service Analysis (Appendix 13)

The property is located in the service area of the Fairfax County Water Authority. Adequate domestic water service is available from the existing 12-inch main located near the property that will have to be extended to serve the property. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary.

Affordable Dwelling Units

Affordable Dwelling Units (Part 8 of Article 2)

Given that the proposed residential development does not exceed fifty (50) dwelling units, Part 8 of Article 2 of the Zoning Ordinance does not require that affordable dwelling units be provided and the pending application proposes to reduce the number of dwelling units by 13 units.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Bulk Standards (R-2)				
Standard	Required		Provided	
	Residential	Public Use	Residential	Fire and Rescue Station
Lot Size	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.	281,459 sq. ft.
Lot Width	100 feet	100 feet	100 feet	600 feet
Building Height	35 feet	60 feet	35 feet	44 feet
Front Yard	35 feet	45°ABP ≥ 35 ft. ¹	35 feet	133 feet
Side Yard	15 feet	40°ABP ≥ 15 ft. ¹	15 feet	123 feet

Bulk Standards (R-2)				
Standard	Required		Provided	
	Residential	Public Use	Residential	Fire and Rescue Station
Rear Yard	25 feet	40°ABP ≥ 25 ft. ¹	25 feet	353 feet
Floor Area Ratio	n/a	0.25	n/a	0.05
Density	2.0 du/ac	n/a	1.93 du/ac ³	n/a
Open Space	n/a	n/a		
Parking Spaces	2 sp/du	See note ²	2 sp/du	45 spaces

1. ABP = angle of bulk plane; 45°ABP for a 44 foot tall building is 44 feet; 40°ABP for a 44 foot tall building is 38 feet.
2. Per Par. 21 of Sect. 11-106, as determined by the Director, based on a review of factors including, but not limited to, employees, public use vehicles anticipated to be on the site and visitor parking. The station is to have 18 employees per shift with 36 parking spaces to accommodate shift changes and 9 additional spaces.
3. The density of the previously proffered rezoning was 1.94 du/ac.

Transitional Screening and Barriers

Transitional screening and barriers are required for the fire and rescue station where it is adjacent to single family detached dwelling units. Transitional screening and barriers are not required where a single family detached subdivision abuts other single family detached dwelling units.

Transitional Screening for the Fire & Rescue Station			
Direction	Use	Standard	Provided
North (R-1)	Single Family Detached (Wolf Trap Green) ¹	Transitional Screening Yard 2 (35 feet)	Screening outside of Sight Distance (Modification Requested)
South (R-2)	Single Family Detached (Application)	Transitional Screening Yard 2 (35 feet)	Full Screening except adjacent to SWM Pond (Modification Requested)
East (R-1)	Wolf Trap Nursery	n/a	Existing Trees within 100 open space area
West (R-1) ²	Single Family Detached ²	Transitional Screening Yard 2 (35 feet)	On-site landscaping (Modification Requested)

1. Located across Leesburg Pike, a four-lane divided facility shown in the Comprehensive Plan to be widened to six-lanes.
2. Large lot single family lots are located across Beulah Road from the fire station.

Barrier for the Fire and Rescue Station			
Direction	Use	Standard	Provided
North (R-1)	Single Family Detached (Wolf Trap Green)	Barrier D, E or F ¹	Waiver Requested
South (R-2)	Single Family Detached (Application)	Barrier D, E or F ¹	Waiver Requested
East (R-1)	Wolf Trap Nursery	n/a	
West (R-1)	Single Family Detached ²	Barrier D, E or F ¹	Waiver Requested

1. Barrier D – 42-48 inch chain link fence; Barrier E – 6 foot wall of architectural block or brick; Barrier F – 6 foot tall solid wood fence.
2. Large lot single family lots are located across Beulah Road from the fire station.

Transitional Screening Yard Modifications and Barrier Waivers

Par. 14 of Sect. 13-304 states that transitional screening and barriers may be modified or waived for a public use where the site has been specifically designed to minimize adverse impacts. Modifications of the transitional screening yard requirements have been requested along the northern (Leesburg Pike), the western (Beulah Road) and the southern (adjacent to the residential property included in the application) boundaries of the fire and rescue station. The requested modifications are generally related to the requirement that a fire station have line of sight clearance from the control room where the equipment to activate the pre-empt signal will be located. A thirty-five foot wide transitional screening yard is shown along Leesburg Pike and along the boundary with the adjacent residential subdivision included in the application property to the extent that such screening does not interfere with the line of sight for the control room. The modification along the southern boundary is in the area of the stormwater management facility; this area includes the open space around the future pond and is landscaped. Staff has concluded that the proposed landscaping provides for appropriate screening along the boundaries where the property abuts lands that are zoned or planned for residential uses and the setbacks of the fire and rescue station from the residential uses all exceed 95 feet. In addition, the barriers would serve to cut the fire and rescue station off from the neighborhood, rather than allow it to be part of the neighborhood. Accordingly, staff concurs with the requested modifications of transitional screening yards and the waiver of the barrier requirements.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposal is to construct a fire and rescue station within the northern half of this 12.17 acre parcel, while retaining the existing zoning for an eleven lot subdivision in the R-2 District on the southern portion. This property is identified in the Comprehensive Plan for public use. A fire and rescue station was previously found by the Planning Commission to be in conformance with the Comprehensive Plan pursuant to the approval of 456-D89-27 on November 30, 1989. A concurrent application for a feature shown is scheduled for action by the Planning Commission on the same night as the public hearing for this application to address the proposed changes to this fire and rescue station to make it a four bay facility rather than the three bay facility addressed in 1989. The proposal conforms with the applicable Zoning Ordinance provisions for a public use in the R-2 District and staff has concluded that the requested modifications to the transitional screening yard requirements and waiver of the barrier requirements to be appropriate in this instance given the extent of the landscaping shown on the proffered GDP.

Recommendations

Staff recommends that PCA 78-D-060 be approved subject to the execution of the draft proffers contained in Appendix 1.

Staff further recommends that the transitional screening yard requirement for the fire station be modified along the northern, southern and western boundaries and that the barrier requirement for the fire station be waived in favor of that shown on the Generalized Development Plan and referenced in the proffers.

Staff further recommends that the Board of Supervisors waive the requirement for a service drive on Leesburg Pike.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffer Statement
2. Affidavit
3. Applicant's Statements
4. Records regarding RZ 78-D-060

APPENDICES (Cont.)

5. Environmental Analysis
6. Stormwater Management Analysis
7. Urban Forestry Management Analysis
8. Transportation Analysis
9. Park Authority Comments
10. Schools Analysis
11. Sanitary Sewer Analysis
12. Fire and Rescue Analysis
13. Water Service Analysis
14. Selected Excerpts from the Zoning Ordinance
15. Glossary of Terms

PROFFERS
PCA 78-D-060
November 15, 2005

Pursuant to Section 15.2 2303(A), Code of Virginia, as amended, and subject to the Board of Supervisors' approval of PCA 78-D-060, the applicant, the Board of Supervisors of Fairfax County (the "applicant"), proffers that the development of the Tax Map Parcel 19-3 ((1)) 20 (hereinafter known as the "Property") shall be in accordance with the following conditions. All previous proffered conditions shall be null and void.

1. Subject to these Proffered Conditions and the provisions of Sect. 18-204 of the Zoning Ordinance, under which minor modifications are permitted, the development shall be in substantial conformance with the Generalized Development Plan (the "GDP"), prepared by ADTEK Engineers, Inc., dated August 2005 and revised through November 14, 2005. The application property may be developed in two phases. A proffered condition amendment application may be submitted for that area shown on the GDP as the residential portion (5.71 acres) without the portion (6.46 acres) to be developed with the fire station. Similarly, a proffered condition amendment may be submitted for the fire station portion without the portion to be residentially developed.
2. Landscaping Plan: At the time of site and/or subdivision plan submission, a landscape plan shall be submitted for the review and approval of Urban Forest Management (UFM). Landscaping shall be provided in substantial conformance with that shown on the GDP for the fire and rescue station. A variety of native trees or other recommended species shall be planted as determined by UFM. If any new landscaping shown on the GDP cannot be installed as determined by Urban Forest Management, then an area of additional landscaping consisting of trees and plant material generally consistent with the displaced landscaping shall be substituted. The landscaping plan for the residential subdivision shall include an evergreen screen along the southern boundary of the application property; the type of trees and spacing shall be subject to the review and approval of UFM. Outlot A shall be open space and shall be landscaped in a manner similar to the area around the stormwater management facility as determined by UFM.
3. Fire and Rescue Station: The northern portion of the site shall be developed with a fire station within a 14,500 sq. ft. building.
4. Stormwater Management: At the time of construction of the fire station, the stormwater management pond and best management practice facilities shall be constructed to the satisfaction of the Director, DPWES, generally as shown on the GDP. The SWM and BMP facilities shall be designed and constructed to provide detention and water quality treatment for the application property including the potential eleven single-family detached dwelling units shown in the southern portion of the property. Construction activities for the Fire and Rescue Station

shall be limited to the areas not protected by the limits of clearing and grading as shown on the GDP. The bio-retention areas shown on the GDP shall also be provided subject to the approval of DPWES.

5. Beulah Road: Right-of-way, as generally shown on the GDP, shall be reserved and made available for the implementation of the Beulah Road improvements that are identified as “being done by others.” This reflects a proffered commitment associated with RZ 2005-DR-006 to improve Beulah Road from Leesburg Pike to south of Bent Creek Lane prior to December 31, 2007, which is intended to coincide with the development program for the fire and rescue station. Plats to identify the portion of the subject site to become right-of-way shall be prepared and recorded. The right-of-way shall extend to one foot beyond the outer edge of the sidewalk. The density/intensity associated with the area shall be reserved in accordance with the provisions of Par. 5 of Sect. 2-308 of the Zoning Ordinance, which shall be noted on the above-noted plats. In the event these improvements to Beulah Road are not in place prior to the issuance of a Non-RUP for the fire and rescue station, the interim improvements shown on Sheet 4 and labeled as “Beulah Road Improvements if Maymont Subdivision Not Built” shall be installed prior to the issuance of the Non-RUP for the fire and rescue station.
6. Leesburg Pike: At the time of site plan approval for the fire station or upon demand, whichever occurs first, right-of-way along the site’s Leesburg Pike frontage, as shown on the GDP, shall be reserved and made available for the future improvement of Leesburg Pike. Plats to identify the portion of the subject site to become right-of-way shall be prepared and recorded. The density/intensity associated with the area shall be reserved in accordance with the provisions of Par. 5 of Sect. 2-308 of the Zoning Ordinance, which shall be noted on the above-noted plats. Funds for the construction of the third lane along Leesburg Pike shall be escrowed as determined by the Director, DPWES.
7. Trail on Leesburg Pike: A 10’ wide asphalt trail along Leesburg Pike pursuant to the Countywide Trail Plan shall be constructed in accordance with the requirement of the Public Facilities Manual prior to the issuance of a Non-RUP for the fire station. The trail shall generally be within the current and revised right-of-way; a public access easement shall be placed on the portion of the trail not located within the right-of-way. If the trail needs to encroach onto the development property a public access easement shall be granted. Upon demonstration that diligent efforts have been made to install the trail, the timing of the trail may be delayed or funds escrowed for the future installation of the trail for good cause shown as determined by the Director, Zoning Evaluation Division.
8. Beulah Road Sidewalk: A five (5) foot wide sidewalk along Beulah Road from Leesburg Pike to Bent Creek Lane shall be constructed as shown on the GDP prior to the issuance of a Non-RUP for the fire station. Upon demonstration that diligent efforts have been made to install the sidewalk, the timing of the sidewalk

- may be delayed or funds escrowed for the future installation of the sidewalk for good cause shown as determined by the Director, Zoning Evaluation Division.
9. Bus Stop: A paved pedestrian path shall be constructed from the trail on Leesburg Pike and/or the sidewalk along Beulah Road to the existing bus stop on Leesburg Pike. This path may be located on existing grade and need not match the grade of the future widened Leesburg Pike, if approved by DPWES.
 10. Civic Events at the Fire and Rescue Station: Use of the Wolfrap Fire and Rescue Station facility shall be limited to activities associated with the operations of the fire stations and events, such as but not limited to a yearly Fire Prevention Open House.
 11. Fire and Rescue Station Architecture: The materials of the fire station shall include brick, stone and/or cementitious type siding. The front façade shall have brick accents at the water table and columns. The facility will also have a sloped roof with reverse gables, trim, architectural details, windows and other such features. The rear and the side façades of the new fire station shall utilize a combination of similar building materials and architectural elements as the front elevation. In addition, the side façade facing Leesburg Pike, shall feature a hose tower. The architectural design intent is shown on the Angle of Bulk Plan Details of the GDP.
 12. Subdivision Street: At the time the potential future subdivision is developed, or parcel 19-3 ((1)) 19, located east of the fire station develops/redevelops, right-of-way for the public street shown on the GDP shall be dedicated to the Board of Supervisors in fee simple from Beulah Road to the eastern property line of the application property, provided that such area had not been previously reserved as right-of-way and so identified on a recorded plat. The alignment may shift based on review and approval of DOT and DPZ. Prospective home buyers shall be notified of the existence of this inter-parcel public road connection to the east prior to entering into a contract of sale and the same shall be reflected in the HOA documents. The presence of this public road shall be shown on the house location plats for the abutting lots. Concurrent with the construction of the units, a sign shall be placed on the property identifying the general location of the inter-parcel connection, and the sign shall remain in place until all units are sold and all RUPs are issued. This sign shall conform to the limitations of Article 12, Signs. A temporary cul-de-sac shall be installed as may be required by the Director, DPWES; all dwellings shall meet the setback requirement from the edge of the easement for the temporary cul-de-sac. The temporary cul-de-sac shall be removed upon the extension of the public street to the east and the Director, DPWES may require that funds be escrowed for such removal at the time of approval of the subdivision plat for the residential lots.
 13. Homeowners Association: When the residential lots shown on the GDP are developed, a Homeowners Association shall be established to provide the

associated obligations and responsibilities of the common parcels within the residential subdivision. The fire station shall not be included in the Homeowners Association.

14. Residential Energy Conservation: All the dwellings to be constructed on the Property shall meet the thermal guidelines of the CABO Model Energy Program, or its equivalent, as determined by DPWES for either gas or electric energy systems, as may be applicable. For the residential development, all of the following types of appliances, fixtures and/or building components used in the project shall have earned the U.S. EPA's Energy Star label: clothes washers, dishwashers, refrigerators, ceiling fans, ventilation fans (including kitchen and bathroom fans), programmable thermostats and HVAC systems. Prior to the issuance of each residential use permit, the developer shall submit a statement listing all Energy Star qualified components for review and approval by the Zoning Administrator in the dwelling.
15. Residential Architectural Materials: The materials of the dwellings shall include brick, stone and/or cement type siding. The front façade shall be primarily brick, with the exception of roof gables, trim, architectural details, windows and other such features. The rear façade and the side façade of the new houses shall utilize a combination of building material and/or architectural elements or ornamentation such as shutters to provide architectural variety. Windows on the side facades of the houses shall not be directly opposite to windows of the side façade of an adjacent home.
16. Subdivision Street: The proposed subdivision street shown on the GDP shall be a public street and shall be constructed in accordance with the Fairfax County Public Facilities Manual. A sidewalk (meeting VDOT/Fairfax County standards) shall be provided on both sides of the proposed subdivision street and connected to the sidewalk proposed along Beulah Road.
17. Residential Garages: Any conversion of garages associated with the single family detached units to living space that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be incorporated in the HOA documents and be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of homeowners' association (HOA) and the Board of Supervisors. Prior to entering into a contract of sale, prospective purchasers shall be advised of this use restriction. This restriction shall also be incorporated into the Homeowners Association documents.
18. Temporary Sales Signs: No temporary signs (including "popsicle" paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site, to assist in the initial sale of homes on the Property. Furthermore, all sales agents and other employees

involved in marketing and sale of residential units on the Property shall be informed of this proffer and required to adhere to this proffer.

19. Tree Preservation

A. Tree Preservation Plan.

A tree preservation plan shall be submitted as part of the first and all subsequent site and/or subdivision plan submissions for either the fire and rescue station or the residential subdivision to protect tree saved shown on the fire station . Each preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forest Management, DPWES.

Each tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the GDP for the either the fire and rescue station or the residential subdivision. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan. The use of motorized equipment in the forested portion that is protected by the limits of clearing and grading for each phase of the project shall be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes, and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump grinders, etc. or any accessory or attachment connected to this type of equipment shall not occur unless previously approved by Urban Forestry Management.

B. Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas

All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy,

greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by Urban Forest Management, DPWES.

C. Root Pruning and Mulching

The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment.
- Mulch shall consist of hardwood mulch or the approved equal.
- An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

D. Tree Preservation Walk-Through

The applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting for each phase of the project. Before or during the pre-construction meeting, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an Urban Forest Management, DPWES, representative to determine where adjustments to

the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

E. Tree Protection Fencing

All trees shown to be preserved on the tree preservation plans shall be protected by tree protection fence. Tree protection fencing (super silt fence) shall be erected at the limits of clearing and grading as shown on the phase I & II erosion and sediment control sheets. Super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees.

All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, Urban Forest Management, DPWES and the District Supervisor shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by Urban Forest Management, DPWES.

F. Site Monitoring

During any clearing or tree/vegetation/structure removal or transplantation of vegetation on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions, and UFM approvals. The monitoring schedule shall be described and detailed in the landscaping plan, and reviewed and approved by Urban Forest Management, DPWES.”

G. Replacement Trees

At any time prior to final bond release, should any of the bonded trees die, be removed or are determined to be dying by Urban Forestry Management due to unauthorized construction activities, those trees shall be replaced with trees of equivalent species and size and the bond monies for said trees shall not be refunded.

H. Replacement Value

As part of the development of the residential subdivision a professional with experience in plant appraisal, such as a certified arborist or landscape architect, shall be retained to determine the replacement value of trees noted "to be saved" on the tree preservation plan. These trees and their value shall be identified on the landscape plan at the time of the first submission of the subdivision plan. The replacement value shall take into consideration the age and size of these trees and shall be determined according to the methods contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by Urban Forest Management, DPWES.

At the time of subdivision plan approval for the residential subdivision, a cash bond or letter of credit payable to the County of Fairfax shall be posted to ensure preservation and/or replacement of the designated trees that die or are dying due to normal construction activities permitted on the approved plan. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty-three (33%) of the amount of the letter of credit. In addition to this replacement obligation, the developer of the residential subdivision shall also make a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Value Method and paid to a fund established for furtherance of tree preservation objectives. At the time of the approval of the final RUP, the applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to any amount up to twenty percent (20%) of the total amounts originally committed. Any funds remaining in the letter of credit or cash bond will be released two (2) years from the date of release of the conservation escrow, or sooner, if approved by UFM.

If, at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by Urban Forest Management, DPWES, the cash bond or letter of credit shall be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with Urban Forest Management, DPWES, and the developer's certified arborist. The cash bond or letter of credit shall not be used for the removal of the dead/dying trees normally required by the PFM and the Conservation Agreement.

Any funds remaining in the letter of credit or cash bond will be released two years from the date of release of the project's conservation escrow, or sooner, if approved by Urban Forest Management, DPWES.

Property Owner – 19-3 ((1)) 20
Fairfax County Board of Supervisors

By: _____
Name: Anthony H. Griffin
Title: County Executive

Date _____

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