



# County of Fairfax, Virginia

---

February 8, 2006

## STAFF REPORT

### APPLICATION PCA/FDPA 1998-PR-027

#### PROVIDENCE DISTRICT

<b>APPLICANT:</b>	Fairfax County Board of Supervisors
<b>PRESENT ZONING:</b>	PDH-4
<b>PARCEL(S):</b>	47-2 ((54)) B
<b>ACREAGE:</b>	2.96 acres
<b>FAR/DENSITY:</b>	0.13 FAR
<b>OPEN SPACE:</b>	41.8% (1.24 acres)
<b>PLAN MAP:</b>	0.5-1 du/ac
<b>PROPOSAL:</b>	To amend RZ 1988-PR-027 previously approved for residential development and a public library site to show layout of proposed library.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 1998-PR-027, subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of FDPA 1998-PR-027, subject to the development conditions found in Appendix 2.

Staff recommends approval of the modification of the transitional screening and barrier requirements in favor of those shown on the CDPA/FDPA.

O:\jpapp0\PCA\PCA-FDPA 1998-PR-027, Oakton Library\FINAL PCA-FDPA 1998-PR-027 - Oakton Library.doc

---

#### Department of Planning and Zoning

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
www.fairfaxcounty.gov/dpz/

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 MAY BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF APPLICATION**

**Applicant:** Fairfax County Board of Supervisors

**Location:** Northwest corner of the intersection of Lynnhaven Place and Hunter Mill Road

**Request:**

To amend the Conceptual/Final Development Plan (CDP/FDP) and Proffered Conditions on a portion of the property rezoned pursuant to RZ 1998-PR-027, approved for residential development and a public library site to permit construction of a 17,000 square foot library. A Conceptual/Final Development Plan Amendment (CDPA/FDPA) is required because the CDP did not show any design/detail for development on the portion of the site set aside for the library in the original rezoning. The Proffered Condition Amendment (PCA) is needed to permit the relocation of the entrance into the site from the previously approved location off the cul-de-sac just to the north on Lynnhaven Place.

The library site is situated in the northwest corner of the intersection of Hunter Mill Road and Lynnhaven Place. The main parking lot is located along the Hunter Mill Road frontage and contains ninety-five (95) parking spaces. Located in the northern parking lot island is a sidewalk that connects the library to the trail that runs along Hunter Mill Road. The main driveway off of Lynnhaven Place and the main travel aisle divide the site in half, and run from the south to the north of the site. West of the main travel aisle, in the northwest corner is the 17,332 sq. /ft. library. The one story library will contain public and staff areas and a multi-purpose room for both library and community use. In the southwest corner of the site and to the south of the library is the secondary parking lot that contains the remaining twenty-eight (28) parking spaces. Surrounding the entire site is a twenty-five (25) foot wide open space with interior plantings. In the northwest corner of the site there is a substantial tree save area that was proffered with the original rezoning and will remain.

**Waivers and Modifications:**

The applicant has submitted a request for a modification of the transitional screening and barrier requirements along all property lines in favor of existing vegetation and plantings shown on the CDPA/FDPA Plat.

Copies of the draft proffers, applicant's affidavit, and applicant's Statement of Justification are contained in Appendices 1 through 3 of this report.

**LOCATION AND CHARACTER**

**Site Description:**

The 2.96 acre library site was rezoned as a part of a newly constructed 18.93 acre residential subdivision known as Hearthstone Village. Hearthstone Village consists of fifty-eight residential lots and associated improvements and amenities. The subject library site is vacant. A storm drain easement, ten feet in width, is located in the southwest portion of the site.

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North	Churches, Synagogues	R-1	Residential 0.5-1 du/ac
East	Nursery School Retail	R-5 C-6	Residential 2-3 du/ac Residential 5-8 du/ac
South	Residential – Single Family	PDH-4	Residential 0.5-1 du/ac
West	Residential – Single Family	PDH-4	Residential 0.5-1 du/ac

**BACKGROUND**

The subject property was rezoned by the Board of Supervisors to the PDH-4 District on May 22, 2000, with the approval of RZ 1998-PR-027, subject to certain proffered conditions. The final development plan was approved by the Planning Commission on April 13, 2000. The original development was approved for fifty eight residential lots, a stormwater management pond, and a three acre parcel in the northeastern area of the site designated for a future public library with the understanding that the details of the library site would finalized with the Final Development Plan for the library site. The current PCA/FDPA application represents that final design.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

**Plan Area:** Area II  
**Planning Sector:** F4, Fox Lake Community Planning Sector of the Fairfax Potomac Planning District  
**Plan Map:** Residential, .5–1 du/ac (Option 3-4 du/ac)

**Plan Text:**

Fairfax County Comprehensive Plan, 2003 Edition, as amended through July 11, 2005, Fairfax Planning District, F4 – Fox Lake Community Planning Sector:

- “2. The area east of Oakborough Square, north of Hunter Mill Plaza and west of Hunter Mill Road (i.e., (Tax Map 47-2 ((1)) 19, 20, 21, 22, 24, 25 and pt. 27E) is planned for residential use at .5-1 dwelling units per acre.

As an option, with full consolidation the entire area (Tax Map 47-2((1))19, 20, 21, 22, 24, 25 and pt. 27E) may develop with residential use at a density of 3-4 dwelling units per acre with development limited to a maximum of 58 units total, including any units provided for by the Affordable Dwelling Unit Program. Development can occur only if the area can be served by gravity-flow sewer without expansion of the sewer service area, and if the following conditions are met:

- Development should consist of single-family residential use which could include a mixture of single-family detached and single-family attached, with single-family detached housing to be located adjacent to the existing low density residential area to the north.
- A minimum 25 foot landscaped buffer area should be provided on the northwest side of the subject property between the new small lot single-family detached housing and the adjacent existing low density residential area. Within this buffer area, mature trees should be preserved and supplemental plantings provided in order to provide effective screening to the adjacent area.
- At a minimum, a 15 foot buffer area should be provided on the western side of the subject property adjacent to the Oakborough Square Townhouses. In order to preserve mature trees, portions of the buffer area may need to be substantially wider.
- At a minimum, a 7 foot solid barrier wall should be provided along the southern edge of the subject property adjacent to the existing office structure, with no residential structure closer than 25 feet to this property line. In addition, a 10 foot landscaped buffer area should be provided along the entire southern boundary of the subject property.
- Any adverse traffic impacts which are coincident with development of this property should be mitigated through transportation improvements. Any improvements to Hunter Mill Road should be designed in a manner that preserves the 200-year old oak tree on the east side of Hunter Mill Road north of Route 124. Improvements should, at a minimum, included dedication of right-of-way for Hunter Mill Road, the provision of right and left turn lanes into the site, the provision of a southbound turn lane into the Oakton Shopping Center site, and provision of “right turn only” entrances on Hunter Mill Road except for the primary access.

- The primary access to Hunter Mill Road should be designed to align with the primary access for the existing Oakton Shopping Center and if warranted, a contribution towards signalization and a crosswalk should be provided. Internal circulation should be designed in a manner which avoids potential cut-through traffic between Hunter Mill Road and Miller Road.
- Transitional screening should be provided between the future right-of-way for Hunter Mill Road and the proposed development. This transitional screening should, at a minimum, include screening walls and shrubs, with shade trees (to include oak trees) along the sidewalk/trail.
- Pedestrian walkways (sidewalks and trails) connecting all portions of the development to Hunter Mill Road, Miller Road and the Oakborough Square Park should be provided. In making the connection to Oakborough Square Park, the walkway(s) should be designed to remove only a minimum number of trees. In addition to the internal pedestrian system, trails should be provided along the Hunter Mill Road and Miller Road periphery of the property.
- Pedestrian access should be provided to existing commercial areas to the south and east of the subject property.

Land for library and/or park uses should be dedicated as part of this residential option.”

## ANALYSIS

### **Conceptual/Final Development Plan Amendment (CDPA/FDPA)** (Copy at front of Staff Report)

Title of CDPA/FDPA: Oakton Library  
 Prepared by: PBS&J, Inc.  
 Original and Revision Dates: September, 2005

The combined Conceptual/Final Development Plan Amendment (CDPA)/ Final Development Plan (FDPA) consists of twenty one (21) sheets containing the following information:

- |         |  |
|---------|--|
| Sheet 1 | Cover sheet with vicinity map, notes, zoning, parking, and F.A.R. and parking tabulations.   |
| Sheet 2 | Location of the proposed 17,332 sq/ft library building, parking lot layout showing 122 spaces, drainage, and the limits of clearing and grading. |

- Sheets 3-4 Planting schedule and location, open space and tree cover calculations, interior parking lot calculations, and on site signage examples.
- Sheet 5 Proposed library site plan set within the context of the Hearthstone Village development to the south.
- Sheets 6-9 Approved CDP/FDP for the Hearthstone Village rezoning, RZ 1998-PR-027. (Originally prepared by PHR&A)
- Sheet 10 Stormwater checklist and letters. (Originally prepared by PHR&A)
- Sheets 11-14 Offsite drainage system and divides approved with Hearthstone Village rezoning, RZ 1998-PR-027. (Originally prepared by PHR&A)
- Sheet 15 Existing drainage computations approved with Hearthstone Village rezoning, RZ 1998-PR-027. (Originally prepared by PHR&A)
- Sheets 16-17 Outfall plan view and outfall cross sections approved with Hearthstone Village rezoning, RZ 1998-PR-027. (Originally prepared by PHR&A)
- Sheet 18-20 Stormwater calculations approved with Hearthstone Village rezoning, RZ 1998-PR-027. (Originally prepared by PHR&A)
- Sheet 21 Stormwater narratives.

### **Stormwater Management** (Appendix 6)

#### **Issue:** Best Management Practices

In the proffers accepted with the original rezoning, the library was to pay a pro-rata share to meet the Best Management Practices (BMPs) requirements. Since the original rezoning, the Chesapeake Bay Ordinance has been amended and the payment of a pro-rata is no longer an accepted method to meet those requirements.

#### **Resolution:**

The applicant has proffered to meet BMPs through a modification of the existing dry pond at Hearthstone Village or dedication of off-site conservation easements which lie within the Difficult Run Watershed to satisfy water quality requirements in accordance with the requirements of the Public Facilities Manual.

**Transportation Analysis** (Appendix 7)**Issue:** Modified Access

The CDPA/FDPA depicts the entrance to the library site on Lynnhaven Place further to the east (closer to Hunter Mill Road) than the previously approved plan associated with Hearthstone Village.

**Resolution:**

The applicant has stated that the new entrance location allows for a more efficient site layout, safer pedestrian and vehicular traffic circulation on the site and less traffic impact on the adjacent residential community. Although the Department of Transportation has expressed a preference for the original entrance location (further from Hunter Mill Road) to provide additional stacking spaces for exiting onto Hunter Mill Road, the proposed entrance location is acceptable.

**Issue:** Loading Spaces

DOT feels that the turning radius for the entrance into the loading space and dumpster from the parking lot is too tight. This in the long run would cause the planting area along that drive to become depressed and retain rain water. Transportation feels that this drive should be widened to prevent this and make entering this location more accessible for the large trucks that use this loading space.

**Resolution:**

This issue will be addressed at site plan.

**Issue:** Sidewalk access from Hunter Mill Road.

DOT feels that the sidewalk connection from the parking lot to the trail on Hunter Mill Road should be reworked so that the jog is removed. This would create a straight sidewalk from the site to the trail. There are no obstacles to prevent this change shown on the plan.

**Resolution:**

The applicant has stated that the trail is aligned in this fashion in order to use a break in the existing six (6) foot masonry wall to connect the library site to the trail along Hunter Mill Road.

**Environmental Analysis** (Appendix 5)

**Issue:** The proposed library should use architectural details and building materials that help the library blend into the neighboring properties.

**Resolution:**

A draft proffer addresses this issue.

**Public Facilities Analyses**

*Fairfax County Park Authority* (Appendix 8) - All issues noted in the Park Authority memo have been addressed with the original rezoning proffers. All of these proffers are carried forward with this application.

*Water Service* (Appendix 9) - Adequate service available; no issues were cited.

*Fire and Rescue* (Appendix 10) - The application meets fire protection guidelines; no issues were cited.

**WAIVERS AND MODIFICATIONS**

The applicant has submitted a request for a modification of the transitional screening and barrier requirements along all property lines in favor of existing vegetation. The Landscape Plan shows a significant amount of planting along the north, west, and eastern boundaries of the site. On the southern portion of the site, the plan shows additional understory trees and evergreen shrubs along the parking lot edge where headlights would impact the neighboring residential units. Staff feels that, with the existing vegetation and additional plantings, the applicant's request for a transitional screening and barrier modification is justified.

**ZONING ORDINANCE PROVISIONS** (Appendix 11)**PDH District Regulations**

The property is currently zoned PDH-4 and continues to meet the PDH District regulations set forth in Part 1 of Article 6, Planned Development Districts, of the Zoning Ordinance.

**Conformance with Rezoning Proffers**

The proposed changes to the site are in conformance with the original rezoning proffers. The proffer to provide BMPs for the library site by the Hearthstone Village Developer was not completed prior to this application. Due to this, a new proffer has been included to address this issue at site plan review. All other proffer

commitments have been fulfilled. All other proffers from the original rezoning carry forward unchanged with this application.

**Conformance with Article 16**

All development within the PDH District must conform to the standards set forth in Part 1 of Article 16. The general standards set forth in Sect. 16-101 (See Appendix 13) have been satisfied with the original rezoning of the site to the PDH District; approval of the PCA request would not affect these standards

The current application complies with all setbacks and bulk regulations of the R-4 (most comparable) District; a twenty-five (25) foot open space buffer surrounds the site, landscaping has been provided throughout the site including the interior parking lot. Streets and sidewalks have been built by the original rezoning in order to conform with the PDH zoning requirements as well. The proposed PCA/FDPA is in conformance with the design standards set forth in Sect. 16-102. The application conforms to the regulations established with RZ 1998-PR-027

<b>Bulk Standards R-4 District</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	N/A	128,944 sq. ft. (2.96 acres)
Lot Width	N/A	270 feet
Max. Building Height	60 feet	31 feet
Front Yard	35° ABP but not less than 25 feet (25 feet)	256.16 feet (Hunter Mill) 111.82 feet (Lynnhaven Place)
Side Yard	30° ABP but not less than 10 feet (17 feet)	39.87 feet
Rear Yard	30° ABP but not less than 25 feet (25 feet)	62.30 feet
FAR	0.35	0.13
Open Space	20% of gross area	41.8% (1.24 acres)
Parking Spaces	122 spaces + 1 loading	122 spaces + 1 loading

**CONCLUSIONS AND RECOMMENDATIONS**

**Staff Conclusions**

It is Staff’s judgment that the applicants request for the approval to amend the Conceptual/Final Development Plan (CDPA/FDPA) and proffered conditions on a portion of the property rezoned pursuant to RZ 1998-PR-027, approved for

residential development and a public library site to permit construction of a 17,000 square foot library is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

It is also Staff's judgment that the applicant's request for a Proffer Condition Amendment (PCA) approval to allow relocation of the entrance into the library site is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions

### **Staff Recommendations**

Staff recommends approval of PCA 1998-PR-027, subject to the proffers contained in Appendix 1.

Staff recommends approval of FDPA 1998-PR-027, subject to the proffers contained in Appendix 1.

Staff recommends approval of the modification of the transitional screening and barrier requirements in favor of those shown on the CDPA/FDPA.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors or Planning Commission, 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 Planning Commission or Board of Supervisors.

### **APPENDICES**

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Proffered Conditions for RZ 1998-PR-027
5. Plan Citations and Environmental Analysis
6. DPWES Analysis
7. Transportation Analysis
8. Park Authority Analysis
9. Water Authority Analysis
10. Fire and Rescue Analysis
11. Zoning Ordinance Provisions
12. Glossary of Terms

**DRAFT PROFFERS**

**PCA 1998-PR-027**

**February 7, 2006**

Pursuant to Section 15.2-2303(A) Code of Virginia, 1950, as amended, Fairfax County Board of Supervisors (hereinafter referred to as the "Applicant"), for themselves, their successors and assigns, in PCA 1998-PR-027 filed on property identified as Fairfax County tax map reference 47-2 ((54)) B (hereinafter referred to as the "Application Property"), hereby reaffirms the previous proffers as they pertain to the Application Property except as amended below. In the event that this application is denied, these proffers shall be null and void, and the previous proffers shall remain in full force and effect.

**I. CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT  
("CDP/FDPA")**

- A. Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Conceptual/Final Development Plan Amendment (CDPA/FDPA), entitled "Oakton Library," containing twenty-one (21) sheets prepared by PBS&J, Inc., dated September 2005.
- B. Pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance, minor modifications from the CDPA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, at site plan submission based on final building footprint, utility locations and final engineering design, provided that such do not decrease the amount of open space, tree save area, or distances to peripheral lot lines.

**II. Architectural Theme**

In order to insure a consistent theme and character throughout the Property, the Applicant shall utilize a combination of building materials and architectural design features which are consistent with the facades in surrounding community and property areas. The Applicant shall incorporate common landscaping features, walkways, signage, lighting and other common design elements. The applicant shall demonstrate compliance with this proffer at, or prior to, final site plan approval by submission of architectural elevations to the DPWES.

### **III. TRANSPORTATION**

- A. The Applicant shall construct a five (5) foot wide asphalt trail connection on Parcel B to connect it to the existing trail on Hunter Mill Road as shown on the CDPA/FDPA. The location of the trail connection shall be field-located at time of construction to minimize disturbance of existing mature trees per Urban Forest Management (UFM).
- B. The applicant shall review the entrance into the loading space from the parking lot in the northeast corner of the library building at site plan, and widen the entrance to allow for better access into the loading area if viewed as necessary by LDS.
- C. All improvements described herein shall be constructed concurrently with the development of the Application Property

### **IV. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES**

The Applicant shall meet Best Management Practices (BMPs) through a modification of the existing dry pond at Hearthstone Village or dedication of off-site conservation easements which lie within the Difficult Run Watershed to satisfy water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, and Chapter 118 of the Fairfax County Code, as determined by Land Development Services (LDS), DPWES.

### **V. LANDSCAPING**

- A. The Applicant shall install landscaping as shown on the CDPA/FDPA subject to approval of UFM. Landscaping shall be sized in accordance with the minimum sizes shown on the CDPA/FDPA.
- B. The Applicant shall submit a detailed landscaping plan as part of the first and all subsequent plan submissions. The landscaping plan shall utilize a variety of tree species of various sizes planted throughout the site. The native species may include, but are not limited to, white oak, red maple, red oak, American holly, American beech, willow oak, dogwood and others. Pursuant to the Public Facilities Manual ("PFM"), the Applicant shall receive additional tree cover credit if native and desirable trees comprise a minimum of 90% of all trees listed on site. The Applicant shall also receive additional tree cover credit for utilizing tree species and planting

locations that are effective for energy conservation, as determined by UFM.

## **VI. TREE PRESERVATION**

- A. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence. Tree protection fencing consisting of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the demolition, Phase I & Phase II erosion and sedimentation control sheets in all areas.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site. The installation of tree protection fencing, except super silt fence, shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading or demolition activities, the project's certified arborist or landscape architect shall verify in writing that the tree protection fence has been properly installed.

## **VII. DESIGN**

**LIGHTING:** All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

***[SIGNATURES BEGIN ON THE FOLLOWING PAGE]***

PCA 1998-PR-027

APPLICANT/OWNERS:

Property Owner – Tax Map 47-2 ((54)) B  
Fairfax County Board of Supervisors

By: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Anthony H. Griffin  
Title: County Executive