



APPLICATION FILED: December 13, 2005
PLANNING COMMISSION: March 16, 2006
BOARD OF SUPERVISORS:

County of Fairfax, Virginia

March 2, 2006

STAFF REPORT

APPLICATION PCA/FDPA 1998-DR-049-03

DRANESVILLE DISTRICT

APPLICANT: William A. & Suzanne S. Moran

PRESENT ZONING: PDH-5

PARCEL(S): 30-1((30)) 8A & 9A

ACREAGE: 15,648 sq. ft. or 0.3592 acre portion of the
24.14 acre Evans Farm Development

FAR/DENSITY: 5.92 du/ac (Overall Evans Farm Development)

OPEN SPACE: 7.6 acres or 31.5% (Overall Evans Farm Development)

PLAN MAP: 3-4 du/ac (14.43 acres of Evan Farms Development)
5-8 du/ac (9.71 acres of Evans Farm Development)

PROPOSAL: Combine two existing single family detached
dwelling unit (SFD) lots, located on a 0.3592 acre
portion of the 24.14 acre development known as
Evans Farm, into one lot.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA1998-DR-049-03, subject to proffers consistent with those contained in Appendix 1.

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Staff recommends approval of FDPA 1998-DR-049-03, subject to the approval of PCA 1988-DR-049-03 and the associated Conceptual Development Plan.

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

The applicants, William A. and Suzanne S. Moran, are requesting an amendment to combine two single family detached dwelling unit (SFD) lots located on a 0.3592 acre portion of the 24.14 acre development known as Evans Farm. The application property includes Tax Map Parcels 030-1((30)) 8A and 9A. The application proposes to combine these two existing single family lots into one larger lot, in order to construct one single family detached dwelling, instead of two, on the proposed Lot 8B, totaling 15,648 square feet, or 0.3592 acres. Appendix 9 contains a portion of a plat depicting the proposed footprint of the single family detached dwelling. In addition, a proposed record plat (dated November 16, 2005 by Huntley, Nyce & Associates, Ltd.) showing the vacation of the existing property line between Lots 8A and 9A, and consolidation into the new Lot 8B, has been included as a reduction at the front of the staff report.

Although the pending application does propose to decrease the previously approved number of units (from 144 to 143), there will be no change in the number of approved affordable dwelling units (18), the amount or location of open space (7.6 acres), or the road network within Evans Farm. Furthermore, the draft proffers submitted with the pending application will not change the proffered commitments accepted with the original approvals of Evans Farm pursuant to RZ 1998-DR-049, PCA 1998-DR-049, and PCA 1998-DR-049-2, except to note that the proffered Conceptual/Final Development Plan is changed within this 0.3592 acre portion of the development, and to include the elevation for the proposed single family detached dwelling.

The draft proffers are contained in Appendix 1 and the applicant's affidavit is in Appendix 2. The statement of justification is in Appendix 3. A copy of the Clerk to the Board's letter regarding the approval of RZ 1998-DR-049 along with the accepted proffers is in Appendix 4. Appendix 5 contains a copy of the proffered combined Conceptual/Final Development Plan (CDP/FDP) for the original rezoning.

LOCATION AND CHARACTER

Evans Farm, approved pursuant to the approval of RZ 1998-DR-049, is a residential development that includes single family detached dwelling units, single family attached dwelling units and multi-family dwelling units located on private streets. A majority of the units are also located on alleys, from which the garages are generally accessed. At this point in time, all but four dwelling units have been constructed.

The property subject to this amendment is located towards the southwestern portion of Evans Farm and abuts property being developed as part of that development on three sides; the fourth side abuts a grouping of older single family detached dwellings, located to the east with frontage on Chain Bridge Road. The areas to the northwest and south are a part of Evans Farm and are already developed with single family detached dwelling units. All other areas, to the immediate north and west, are developed with single family attached dwelling units, and are also a part of Evans Farm.

BACKGROUND

The application property (15,648 sq. ft.), along with the remainder of the land in the Evans Farm development (24.14 acres total), was rezoned to the PDH-5 District subject to proffers pursuant to the approval of RZ 1998-DR-049 on July 26, 1999. The approval allowed the development of 144 dwelling units, of which 18 were affordable dwelling units (ADUs), resulting in a density of 5.96 dwelling units per acre, (based on the bonus density allowed for the provision of ADUs). The multi-family building with the affordable dwelling units was developed as an expansion of the Lewinsville Retirement Residence, which is located immediately west of Evans Farm.

With the approval of PCA 1998-DR-049 on October 27, 2003, the unit mix was altered to be 44 single family detached dwelling units, 68 single family attached dwelling units and 32 multi-family dwelling units. The mix was altered by converting two single family detached dwelling units and two multi-family dwelling units to four single family attached dwelling units within a 0.61 acre portion of Evans Farm that is different than the application property for the pending application. The overall number of units remained the same, 144 dwelling units, including 18 affordable dwelling units that have been added to the adjacent Lewinsville Retirement Residence. Appendix 6 contains the Clerk to the Board's letter regarding the approval of PCA 1998-DR-049 along with the portion of the CDPA/FDPA illustrating the approved changes to a 0.61 acre portion of Evans Farm.

On January 10, 2005, PCA 1998-DR-049-2 was approved, which allowed an amendment to change the layout of five of the single family detached dwelling units located on a 0.97 acre portion of Evans Farm, in the northeastern portion of the site. The overall number of units again remained the same, only the footprint of the of units changed from a single family house with an attached garage behind the unit, to one whereby the unit footprint was extended to the rear of the lot and the garage was incorporated into the house. Appendix 7 contains the Clerk to the Board's letter regarding the approval of PCA/FDPA 1998-DR-049-2 along with the section of the CDPA/FDPA demonstrating the approved changes in this 0.97 subject area of the overall development.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	II
Planning District:	McLean Planning District
Planning Sector:	Kirby Community Planning Sector - M3

The adopted Comprehensive Plan does not include any site specific text that is applicable to the application property. However, the Comprehensive Plan Map shows this area, the Evans Farm Development, to be planned for 3-4 du/ac east of Lynwood Street (14.43 acres) and 5-8 du/ac west of Lynwood Street (9.71 acres). For reference, Lynwood Street has been renamed to Evans Farm Drive. The development, with 144 dwelling units, has an overall density of 5.96 du/ac, and the area east of Lynwood Street, where the 0.3592 subject area is located, has an existing density of 4.02 du/ac. By consolidating the two lots that comprise the subject area, and thereby decreasing the overall number of dwelling units to 143, the overall density will be slightly decreased to 5.92 du/ac, and the density of the area east of Lynwood Street is slightly lowered to 3.95 du/ac. As such, by consolidating the two lots, the density for the area east of Lynwood Street is brought within the acceptable density range as recommended on the Comprehensive Plan Map.

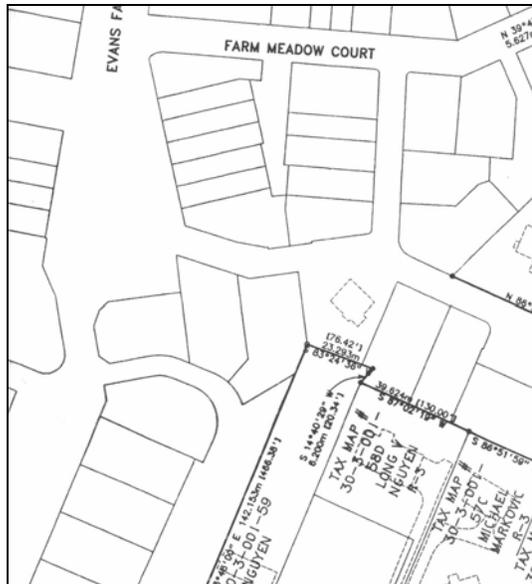
ANALYSIS

Conceptual/Final Development Plan Amendment (Reduction at front of staff report)

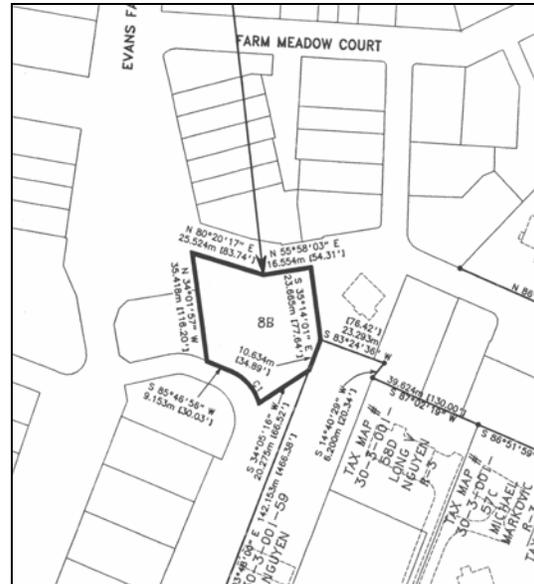
Title of CDPA/FDPA:	Evans Farm
Prepared By:	Huntley, Nyce & Associates, Ltd.
Original and Revision Dates:	July 23, 1998 as revised for this application through November 18, 2005.

The submitted CDPA/FDPA consists of the proffered CDP/FDP for the original rezoning, RZ 1998-DR-049, modified to show the proposed changes in the layout of the two lots that are subject to the application, the changes to the 0.61 acre portion that was the subject of PCA/FDPA 1998-DR-049, and the changes to the 0.97 acre portion that was the subject of PCA/FDPA 1998-DR-049-02. As noted above, the proposed change is to allow the consolidation of two existing single family lots, 8A and 9A, into one larger lot, in order to construct one single family detached dwelling. The draft proffers include illustrative elevations of the front, side and rear façades of the proposed single family detached dwelling.

The following is a comparison of the existing, previously approved lot layout of the subject property and the proposed lot layout under consideration pursuant to the application.



Previous Layout



Proposed Layout

Land Use Analysis

Staff has concluded that the proposed consolidation of the two lots and the single family detached dwelling is in character with the previous approval, and the existing Evans Farm development. Furthermore, the approved density will be slightly lowered by this proposal, which will bring the density within the 3-4 du/ac range identified on the Comprehensive Plan Map. Therefore, Staff has concluded that there are no land use issues associated with this proposal.

Environmental Analysis

There are no environmental issues associated with this proposal.

Public Facilities Analysis

This application does not impact public facilities

Tree Preservation Analysis (Appendix 8)

In its review, Urban Forest Management (UFM) of the Department of Public Works and Environmental Services (DPWES) had two comments.

Issue:

There is an existing single row of 6, 2-3 inch diameter white pine trees located at the northern portion of the site that appear to be a temporary screen and were not identified on the CDP/FDP or the approved landscaping plan. These should not be considered for preservation or transplanting.

Resolution:

The applicant is not proposing to preserve or transplant the 6, 2-3 inch diameter white pine trees referenced above.

Issue:

There is a 24 inch diameter white pine tree at the east of the property, adjacent to the existing brick wall, and is shown and identified as tree #307, which is to be preserved on the approved site plan #0427-SP-01-2 in the tree preservation plan as required in Proffer #6.

Resolution:

The applicant has stated, via the proposed draft proffers, that the application shall in no way impact the 24 inch diameter white pine tree located on the east side of the subject property, adjacent to the existing brick wall. Furthermore, the proposed draft proffers state that the application shall in no way impact any obligations regarding tree preservation on the subject property pursuant to Proffer #6.

Transportation Analysis

There are no transportation issues associated with this proposal.

Zoning Ordinance Provisions

The proposed change to consolidate two existing single family lots into one larger lot does not affect the manner in which Evans Farm complies with the provisions of the PDH-5 District. The draft proffers submitted with the proffered condition amendment application incorporate the previous proffers by reference while amending the previous proffers to reference the revised layout for the application property, and include the elevation for the proposed single family detached dwelling. The proposed new layout for the application property does not affect compliance with the other proffers associated with the approval of RZ 1998-DR-049.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

PCA/FDPA 1998-DR-049-3 proposes a minor lot layout change to the Evans Farm development to consolidate two existing single family lots into one larger lot. The overall number of units within Evans Farm would decrease from 144 units (44 of which are single family detached dwelling units) to 143 units (43 of which would be single family detached dwelling units; there will be no change in the approved number of affordable dwelling units, the amount or location of open space, or the road network within Evans Farm. The draft proffer amendments will only have effect within the 0.3592 acres comprising the application property, and all other proffer commitments approved with the initial rezoning will be carried forward and will be applicable to this 0.3592 acre site.

Recommendations

Staff recommends approval of PCA1998-DR-049-03, subject to proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 1998-DR-049-03, subject to the approval of PCA 1988-DR-049-03 and the associated Conceptual Development Plan.

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. Statement of Justification
4. Clerk to the Board's Letter regarding RZ 1998-DR-049 and Proffers
5. Reduction of the Proffered Conceptual/Final Development Plan for RZ 1998-DR-049
6. Clerk to the Board's Letter regarding PCA 1998-DR-049 and an excerpt from the Proffered CDPA/FDPA illustrating the affected area.
7. Clerk to the Board's Letter regarding PCA 1998-DR-049-02 and an excerpt from the Proffered CDPA/FDPA illustrating the affected area.
8. Urban Forestry Analysis
9. Portion of plat showing the proposed footprint
10. Selected Excerpts from the Zoning Ordinance
11. Glossary of Terms

DRAFT

PROFFERS

PCA/CDPA/FDPA 1998-DR-049

DATED: February 13, 2006

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 16-403 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the undersigned Applicant/Owner for both themselves and their successors and assigns (hereinafter "Applicant"), file for a proffer condition amendment, conceptual development amendment, and final development plan amendment approval for property identified as Tax Map Reference 30-1((30)) Parcels 8A and 9A (the "Subject Property") and hereby agree to the following proffers, if, and only if, the Fairfax County Board of Supervisors (the "Board") approves the PCA/CDPA/FDPA for the Subject Property, which is a .3592 acre portion of the property subject to the proffers for RZ 1998-DR-049. In the event said application is denied, this proffer statement shall be rendered null and void. In the event said application is approved, these proffers shall be applicable only to the .3592 acre parcel that is the subject of this application.

1. Except as modified below, the Subject Property is governed by the Proffers dated July 26, 1999 of RZ 1998-DR-049_____.

2. Proffer Number 1.1 of the July 26, 1999 proffers shall be amended as follows:

1. Development Plan

1.1 Subject to the proffers and the provisions of Section 16-402 of the Zoning Ordinance, under which minor modifications to an approved CDP/FDP are permitted, development of the Subject Property shall be in substantial conformance with the CDP/FDP, prepared by Huntley, Nyce & Associates, dated 7/23/98 as amended by the CDPA/FDPA entitled "Evans Farm Dranesville District Fairfax County, Virginia CDPA/FDPA (Zoning Plat) – Lots 8A and 9A (House Type Change)", prepared by Huntley, Nyce & Associates, dated 11/18/05, consisting of seven sheets (the "Plat").

3. Proffer Number 7.1 of the July 26, 1999 proffers shall be amended as follows:

"7.7 Illustrative drawings attached hereto as Exhibit B are provided to show the design intent for the single family detached house."

4. This application shall in no way impact the Applicant's obligations regarding tree preservation on the Subject Property pursuant to 1) proffer number 6, Tree Preservation, contained in the proffers for RZ-1998-DR-049, and 2) notes contained on sheet 6 of the Plat. Specifically, approval of this application shall in no way impact the tree(s) identified for preservation on the east side of the Subject Property, adjacent to the existing brick wall.

William A. Moran

Suzanne S. Moran
(Title Owners of Tax Map 30-1-((30))-8A and 9A)

Seen and Approved By:

Hampstead Village, LLC

By: James L. Perry
Title: Vice President