



FAIRFAX COUNTY

APPLICATION FILED: January 13, 2005
APPLICATION AMENDED: May 24, 2005
PLANNING COMMISSION: July 13, 2005
PLANNING COMMISSION DECISION: October 19, 2005
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

October 14, 2005

STAFF REPORT ADDENDUM

APPLICATION RZ/FDP 2005-MV-001

MOUNT VERNON DISTRICT

APPLICANT: Brookfield Ridge Road, LLC

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-2

PARCEL(S): 89-4 ((1)) 56, 57A and 69

ACREAGE: 11.04 acres

DENSITY: 1.81 du/ac

OPEN SPACE: 45%

PLAN MAP: Residential, 2-3 du/ac

PROPOSAL: Request to rezone to the PDH-2 District for the development of 20 single family detached dwelling units.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2005-MV-001, subject to the execution of proffers consistent with those in Attachment 1.

Staff recommends approval of FDP 2005-MV-001, subject to the proposed development conditions in Attachment 2 and the Board's approval of RZ 2005-MV-001 and the Conceptual Development Plan.

Staff recommends that a modification of the maximum percentage of pipestem lots be granted, to permit 30% pipestem lots.

Staff recommends denial of the request to modify the trail location required for the southern half of this site at this time.

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).

BACKGROUND

RZ/FDP 2005-MV-001 is a request to rezone 11.04 acres located approximately 1000 feet east of Gambrill Road and south of Ridge Creek Way, from the R-1 District to the PDH-2 District. The Staff Report, which was published on June 29, 2005, recommended approval of the applicant's request to develop 22 single family detached residences on the property, at a density of 1.99 dwelling units/acre (du/ac), with 41% of the site remaining as open space. The Planning Commission held a public hearing on this application on July 13, 2005; in order to afford the applicant adequate time to address a number of concerns which were raised during the public hearing, the decision was deferred and is currently scheduled for October 19, 2005.

Since the public hearing, the applicants have submitted an amended CDP/FDP and revised proffers. A reduction of the revised plan is attached to the front of this addendum; the revised draft proffers are contained in Attachment 1.

DISCUSSION

Title of Combined CDP/FDP:	Renfro Property
Prepared by:	Land Design Consultants
Original and Revision Dates:	June 2004, as revised through September 22, 2005
Revised Draft Proffer Statement	October 14, 2005

The latest revision to the CDP/FDP reflects two major changes to the plans which have occurred since the publication of the staff report.

- 1) At the time the staff report was published, in an attempt to address the PFM requirement to honor the site's natural drainage divides, the applicant was proposing to accommodate stormwater management for the site through the use of two dry pond facilities; the primary pond located in the center of the site on Parcel D, and a second, smaller facility located on Parcel A in the westernmost portion of the property. When a development proposes to divert runoff across minor watershed divides, the construction plans must demonstrate that the diversion will not have an adverse effect on downstream properties, including, but not limited to, existing drainage problems, adequacy of outfall, overland relief, floodplains and Resource Protection Areas (RPAs). In the case of this application, the entire property is within the Pohick Creek watershed; therefore, any diversion of water within the boundaries of the site will continue to honor the major watershed boundary. Consequently, the applicant revised the development plans prior to the Planning Commission public hearing to show the pond on Parcel D as the sole proposed stormwater management facility, although the second pond continues to be shown in an alternative, with a proffered condition that the applicant would decide which pond alternative would be utilized at the time of subdivision plan submission,

subject to the approval of DPWES. Staff has no objection to the proposed revision, as it will not affect the applicant's obligations to meet other County requirements which include the necessity of providing adequate stormwater quality and quantity controls, overland relief and adequate outfall.

- 2) In response to the concerns expressed by the adjoining property owners both at the public hearing and at subsequent meetings, the applicant has revised the plans to delete two lots (previously Lots 7 and 8) which were located along the southern property line, immediately east and west of the Fairfax County Water Authority and Park Authority easements, which bisect the property. The CDP/FDP has been revised to delete the lot area of these parcels and add it into the area of Parcel C, which is open space. No other changes to the layout of the development result from this change, although the limits of clearing and grading have been adjusted in Parcel A to reflect the deletion of the pond; the open space tabulation increases from 41% to 45%; and the tree cover increases from 96,177 sq. ft. to 120,500 sq.ft. It should also be noted that, by dropping two lots and incorporating the area into open space, the application now exceeds the recommended percentage of pipestem lots (6 of the 20 lots, or 30% are pipestems; this exceeds the recommended percentage of 20%). Staff does not object to this request because there are no additional design impacts related to the increase in the number of pipestem lots; the basic layout of the project has not been changed, two lots were simply converted to open space.

In addition to the changes to the CDP/FDP, the applicant has revised the draft proffers, which are now dated October 5, 2005 to incorporate the following changes:

- 1) make editorial revisions throughout the proffers to reflect the newly revised lot and parcel designations resulting from the deletion of two lots;
- 2) commit to notify the Middle Valley Civic Association should an FDPA ever be filed;
- 3) commit to vacate and abandon a portion of an outlet road easement (which impacts a number of properties in the Springfield Glen community) prior to subdivision plan approval;
- 4) refine previous commitments concerning the construction of trails and trail connections;
- 5) commit to grant a trail easement to facilitate an off-site connection to Vogel's Way, and to escrow funds for the construction of that portion of the trail located on the application property;
- 6) establish a minimum caliper for replacement trees (2-2 ½");
- 7) refine previous commitments concerning tree protection fencing;

- 8) provide a commitment that retaining walls adjacent to the Middle Valley community will not exceed four feet in height and provide a clarification that landscaping in this area will be located between the retaining wall and the property line to buffer the adjacent residential community;
- 9) clarify the intent to install a drainage pipe behind proposed Lots 1 – 3 to direct stormwater to the extended dry pond located on Parcel D;
- 10) commit to notify the Middle Valley Civic Association when the required dam breach analysis is submitted to DPWES;
- 11) commit to remove debris from existing storm sewer inlets to improve their function and, subject to the necessary permissions from the affected property owners, grade between Tax Map parcels 89-3 ((13)) 27 and 89-3 ((14)) 40 to improve the existing overland relief;
- 12) provide for the construction of an areaway behind the residence on Tax Map Parcel 98-2 ((11)) 21, in accordance with the applicable Code requirements, subject to the necessary permission of the property owner. Absent the property owner permission, the applicant has committed to escrow \$3000 for drainage improvements on Lot 21;
- 13) replace the existing storm drainage pipe located to the south of the property with a minimum 30" diameter concrete pipe from the proposed pond south to the point of discharge;
- 14) commit to a construction sequence and specific sedimentation control measures as recommended by an independent engineer; and
- 15) commit to notify the Middle Valley Civic Association when the subdivision plan is submitted.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff believes that all of the described changes are positive and that the application continues to remain in conformance with the Comprehensive Plan and the applicable requirements of the Zoning Ordinance.

Staff Recommendations

Staff recommends that RZ 2005-MV-001 be approved, subject to the execution of proffers consistent with those found in Attachment 1.

Staff recommends that FDP 2005-MV-001 be approved, subject to the proposed development conditions found in Attachment 2, and subject to the Board's approval of RZ 2005-MV-001 and the Conceptual Development Plan.

Staff recommends that a modification of the maximum percentage of pipestem lots be granted, to permit 30% pipestem lots.

Staff recommends that a modification of the trail requirement in the southern half of the site be denied at this time.

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 addendum reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

- 1) Revised Draft Proffers
- 2) Revised Final Development Conditions

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2005-MV-001

October 14, 2005

If it is the intent of the Planning Commission to approve FDP 2005-MV-001 for a single family detached development at Tax Map 89-4 ((1)) 56, 57A and 69, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Renfro Property", prepared by Land Design Consultants, dated June, 2004, as revised through September 22, 2005.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.