



APPLICATION FILED: January 24, 2006
PLANNING COMMISSION: April 19, 2006
BOARD OF SUPERVISORS: to be scheduled

County of Fairfax, Virginia

April 5, 2006

STAFF REPORT

APPLICATION PCA 1998-HM-020

HUNTER MILL DISTRICT

APPLICANT: Cedar Chase at Great Falls Owners Association, Inc.

ZONING: PDH-1

PARCEL(S): 11-2 ((18)) B
(right-of-way of Cedar Chase Rd. and Cedar Chase Ct.)

ACREAGE: 3.27 acres

PLAN MAP: Residential .5 – 1 du/ac

PROPOSAL: To amend RZ 1998-HM-020 previously approved for residential development to permit the deletion of a trail shown on the proffered CDP/FDP.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 1998-HM-020 subject to the execution of proffers consistent with those in Appendix 1.

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.

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Department of Planning and Zoning

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

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

Proposal:

The applicant, Cedar Chase Great Falls Owners Association, Inc., is requesting to amend RZ 1998-HM-020, previously approved for residential development, to permit the deletion of a pedestrian trail shown on the proffered CDP/FDP. The Cedar Chase at Great Falls subdivision is a 49-acre development of single-family detached dwellings. The proffered CDP/FDP (RZ 1998-HM-020) showed an extension of the width of the asphalt pavement of Cedar Chase Rd. and depicted the accommodation of a striped pedestrian trail within the right-of-way. The request for approval to eliminate the requirement for a pedestrian trail in the right-of-way would eliminate the required pavement striping along the length of Cedar Chase Road. The applicant's request is based upon the opinion that the trail would not be utilized by the homeowners and would not contribute to pedestrian road safety. As such, the striped trail would be unsightly, diminishing the appearance of the neighborhood and affecting the value of homes.

The draft proffers, the applicant's affidavit and statement of justification are contained in Appendices 1-3 respectively.

LOCATION AND CHARACTER

Site Description:

The subject property, the private street right-of-way consisting of 3.27 acres, is located within a 49-acre single-family detached residential development approved by RZ 1998-HM-020. The development consists of 48 residential lots and a 1.14-acre lot for a child care center. The lots are accessed by a private street system consisting of unuttered construction and asphalt pavement. The main road, Cedar Chase Rd., provides a single entrance into the subdivision from Reston Ave. and traverses west terminating in a cul-de-sac. A secondary road, Cedar Chase Ct., branches off in a northeasterly direction also terminating in a cul-de-sac. The two private streets serve this subdivision only and do not accommodate through traffic. Except for an emergency access easement consisting of grasscrete connecting Cedar Chase Rd. with Hannah Overlook Ct. (which is a cul-de-sac street within the adjacent residential subdivision to the south), there is no interparcel access.

BACKGROUND

On March 8, 1999, the Board of Supervisors approved RZ 1998-HM-020, to rezone approximately 49 acres from the R-1 to the PDH-1 District subject to proffers dated January 28, 1999; with the rezoning, the Board also approved a Conceptual Development Plan/Final Development Plan (CDP/FDP). The CDP/FDP proffered plan depicts the development of the private streets and individual lots and also depicts the trail locations and types associated with the development. The trails shown on the plan include the subject pedestrian trail within the right-of-way on the south side of Cedar Chase Rd. Also shown are the asphalt bicycle trail along the south side of Leesburg Pike (Rt. 7) and west side of Reston Ave., the pedestrian trail connections in the western portion of the development around the BMP/SWM pond and the pedestrian trail connections adjacent to Stuart Rd. and Sugarland Rd. See Appendix 4 for approved proffers and CDP/FDP for RZ 1998-HM-020.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Route 7 Right-of-Way Retail-Service Station (Exxon)	C-8	Retail and other related uses
Northeast	Quick Service Food Store (7-Eleven) Personal Service Establishment (Dry Cleaners)	C-6 C-6	Retail and other related uses Retail and other related uses
South	Residential Single-Family Detached	R-1	Residential .5-1 du/ac
East	Residential-Single Family Detached Public Use-Fire Station Medical Care Facility ¹	R-1 R-1 R-1	Residential .5-1 du/ac Residential .5-1 du/ac Residential .5-1 du/ac
West	Residential-Single Family Detached	R-1	Residential .5-1 du/ac
Southwest	Residential-Single Family Detached	R-1	Residential .5-1 du/ac

¹ SE 2005-HM-004 for the property identified as Tax Map 11-2 ((1)) 34B was approved by the Board of Supervisors December 5, 2005, for a Special Exception for a Medical Care Facility to develop an assisted living facility.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

The application property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. Under the land use recommendation for land on the periphery of Reston, the Plan states:

- “7. Land between Stuart Road, Route 7, and Reston should be planned for residential use at .5 – 1 dwelling unit per acre as shown on the Plan Map.”

The Comprehensive Plan Map shows that the property is planned for residential use at .5 – 1 dwelling units/acre.

ANALYSIS

Conceptual Development Plan Amendment Plat (Copy at front of staff report)

Title of CDPA Plat: Great Falls Woods Cedar Chase, Proffer Condition Amendment/Final Development Plan Amendment, Hunter Mill District, Fairfax County, Virginia

Prepared By: VIKA, Inc.

Original and Revision Dates: March 24, 1998, revised through January 23, 2006

The CDPA Plat consists of four sheets. **Sheet 1** is the cover sheet which contains a soil map, a vicinity map, and soils data table. **Sheet 2** contains the site notes and tabulations, and depicts the typical lot layout for front, side and rear yard setback details. **Sheet 3** depicts the overall site layout, as well as a detail sketch of the proposed recreation area. Note that for this application, the only area applicable to the PCA request is the area which includes the right-of-way of the two private streets, consisting of 3.27 acres. The property outside the right-of-way area is not included in the PCA. **Sheet 4** provides an enlarged detail of the proposed child care center, including entrance features and cross sections of the child care center as viewed from Reston Avenue and of the gated entrance to the residential component of the site.

Proposed Use

The applicant is proposing to eliminate a proffered pedestrian trail within the right-of-way of Cedar Chase Rd. The trail, as currently depicted on the proffered CDP/FDP plat, is located along shoulder of the south side of Cedar Chase Rd. The requirements for the construction of the trail would require painting a striped area within the right-of-way Cedar Chase Rd. and installing related signage. The applicant, Great Falls at Cedar Chase Owner's Association, states the painted

and striped right-of-way would be unsightly and would not contribute to pedestrian safety.

The design and layout of the residential subdivision utilized decreased front yard and side yard setbacks, as well as unguttered asphalt roads with drainage swales. The area in front of the homes is unable to accommodate placement of an asphalt trail between the dwellings and the private street. The PCA plat submitted with this request indicates no pedestrian trail within the Cedar Chase Rd. right-of-way

Transportation Analysis (See Appendix 6)

Access to the subdivision is obtained via the Cedar Chase Rd. connection to Reston Ave. There are no through streets to other roadways or to adjacent subdivisions within the 48-lot subdivision. Since Cedar Chase Rd. is a privately owned and privately maintained roadway which serves only the residents of the subdivision, staff has no objection to the approval of the request.

Land Use Analysis

Pedestrian and bicycle trail connections are provided from Cedar Chase Rd. to trails along Stuart Rd., Sugarland Rd., and Reston Ave. for access to adjacent subdivisions and areas. There are no associated street connections between the subject property and adjacent residential subdivisions, thus limiting the vehicular traffic within the development.

In order to maximize tree save during the subdivision design, front and side yards were reduced to preserve large areas of mature trees and vegetation within the EQC and to provide additional undisturbed open space. Two private streets, in lieu of public streets, were constructed with no gutters and no sidewalks and with drainage swales in order to minimize impacts to the existing vegetation. The private street pavement width was increased to 30 feet to allow for additional area to provide a pedestrian pathway in lieu of sidewalk construction within the reduced 18-foot front yards.

The internal trail proposed to be deleted with this application is not on the Comprehensive Plan's Trail Map; it is a desirable feature, providing for separated, safe pedestrian access within the subdivision, but is not a critical element of the local pedestrian network.

ZONING ORDINANCE PROVISIONS

With the original rezoning of the property per RZ 1998-HM-020, the development of the 49-acre site was evaluated according to the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations, and Article 16, Development Plans, Sect. 101 and 102,

General Standards and Design Standards, among others. The PDH-1 District was established to allow flexibility and to encourage innovative and creative design with regard to open space and environmental preservation, yet maintain the required standards for planned developments. The request to delete the pedestrian trail on Cedar Chase Rd. does not affect the level of standards achieved by the development of the subdivision with the original rezoning of the property to a residential planned development.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

PCA 1998-HM-020 requests approval to permit the deletion of a proffered trail within the private street right-of-way of Cedar Chase Rd. No other proposed changes to the development will occur with the elimination of the trail other than the absence of striped markings on the existing pavement and the associated signage. While striping of a pedestrian trail on the pavement to delineate vehicle and pedestrian traffic would enhance the safety and operational characteristics of the roadway, the privately owned and maintained roadway specifically serves the residents and guests of the community. Approval of the application will not adversely affect the character of the site or impact the surrounding area.

Staff Recommendations

Staff recommends approval of PCA 1998-HM-020 subject to the execution of proffers consistent with those set forth in Appendix 1 of the Staff Report.

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 Proffers
2. Affidavit
3. Statement of Justification
4. Proffers and CD/FDP for RZ 1998-HM-020
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Glossary of Terms

DRAFT PROFFER STATEMENT

CEDAR CHASE GREAT FALLS OWNERS ASSOCIATION, INC.

PCA 1998-HM-020

March 31, 2006

Pursuant to Section 15.2-2303A, Code of Virginia, 1950 as amended, Cedar Chase at Great Falls Owners Association, Inc. (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns, in PCA 1998-HM-020 (the "Application"), filed for property identified as the right-of-way of Cedar Chase Rd. and Cedar Chase Ct. (Tax Map 11-2 ((18)) B) (hereinafter referred to as the "Application Property"), subject to the Board of Supervisors approval of Proffered Condition Amendment (PCA) 1998-HM-020, the applicant hereby reaffirms the previous proffers accepted by the Board of Supervisors (the "Previous Proffers"), except as amended below. In the event this application is denied, these revised proffers shall immediately be null and void and the Previous Proffers shall remain in full force and effect. In the event this application is approved, all of the Previous Proffers remain in full force and effect except as hereby amended.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Amendment (CDPA/FDP) pertaining to the 3.27-acre rights-of-way of Cedar Chase Road and Cedar Chase Court, titled "Great Falls Woods Cedar Chase, Proffer Condition Amendment/Final Development Plan Amendment," prepared by VIKA, Inc., dated March 24, 1998 and revised through January 23, 2006 consisting of four (4) sheets.
2. Recreational Facilities. The Applicant shall expend a minimum of \$955 per dwelling unit for the development of both active and passive recreation facilities, amenities and trails as identified on the CDP/FDP dated March 24, 1998 and revised through October 1, 1998, and on the CDPA dated March 24, 1998 and revised through January 23, 2006. A children's play area, to include a variety of equipment appropriate for school age children, shall be provided in the location shown on the CDP/FDP for the tot lot. Such facilities shall be constructed concurrent with the development of the Application Property. If the actual expenditure for such facilities does not equal a minimum of \$955 per dwelling unit, the Applicant shall contribute the difference to the Park Authority for development of park facilities in the area on a per unit basis at the time of building permit approval. Irrespective to any references on the CDP/FDP to a pedestrian trail in the right-of-way of Cedar Chase Road, such trail shall be deleted and is no longer required.

(SIGNATURES BEGIN ON NEXT PAGE)

PROFFER SIGNATURE:

CEDAR CHASE AT GREAT FALLS
OWNERS ASSOCIATION, INC.

By: _____

Name: Thomas W. Greeson
Association's Authorized Agent