APPLICATION ACCEPTED: August 28, 2006
PLANNING COMMISION: January 10, 2006
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

December 27, 2006

STAFF REPORT

PCA 2002-HM-035/ FDPA 2002-HM-035

HUNTER MILL DISTRICT

APPLICANT:	Fairfax County School Board
ZONING:	PDH-12
PARCEL(S):	15-4 ((1)) 35A
ACREAGE:	14.38 acres
FAR:	0.086
OPEN SPACE:	10.9 acres (~72 percent)
PLAN MAP:	Mixed Use
PROPOSAL:	A Proffer Condition Amendment (PCA) to amend the combined Conceptual and Final Development Plan (CDP/FDP) on a portion of the property rezoned pursuant to RZ 2002-HM-035, to modify the building footprint for an elementary school.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2002-HM-035 subject to proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2002-HM-035 subject to development conditions contained in Appendix 2.

Staff recommends the transitional yard requirement along the western boundary be modified and the barrier requirement waived in favor of that shown on the CDP/FDP and as conditioned.

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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
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 School Board

Location: Located on the west side of River Birch Road, which is approximately 200 feet north of Coppermine Road; Tax Map Parcel 15-4 ((1)) 35A

Request: To amend the combined Conceptual/ Final Development Plan and proffered conditions on a portion of the property rezoned pursuant to RZ 2002 HM-035 to allow a modification of the building footprint for Coppermine Elementary School in order to relocate loading docks to the north side of the building, and move the building closer to the southern property line. Minor modifications to the layout of the recreational fields are also proposed pursuant to the approved development conditions. The only change proposed to the proffers is to condition the new combined CDP/FDP.

Waivers/Modifications: Modification of the transitional screening and barrier requirements in favor of that shown on the approved RZ 2002 HM-035 CDP/FDP.

Copies of the draft proffers, proposed development conditions, applicant's affidavit, and applicant's statement of justification are contained in Appendices 1 through 4 of this report.

LOCATION AND CHARACTER

Site Description:

The 14.38 acre site is located on the west side of River Birch Road, approximately 200 feet north of Coppermine Road, and is primarily undeveloped with a portion of an office building constructed on Tax Map 15-4 ((1)) 35. The site is part of a larger planned housing development known as Coppermine Crossing, which was rezoned to the PDH-12 District to include multi-family apartments and multi-family stacked townhouses on the east and west sides of the school property. In addition, the site contains Environmental Quality Corridors (EQCs), Resource Protection Area (RPA) and (100) year floodplain within its northern portion.

Surrounding Area Description:

The subject property is surrounded by the following uses:

Direction	Use	Zoning	Plan
North	Vacant Land Office	PDC I-4	Mixed use @ 0.50 – 1.0 FAR with option for residential 8-12 du/ac as conditioned
South	Hotel Church and Cemetery	C-8 R-1	Mixed use @ 0.50 – 1.0 FAR with option for residential 8-12 du/ac as conditioned
East	Vacant Land Residential, Townhouses	I-4 PDH-12	Mixed use @ 0.50 – 1.0 FAR with option for residential 8-12 du/ac as conditioned
West	Residential, Townhouses	PDH-12	Mixed use @ 0.50 – 1.0 FAR with option for residential 8-12 du/ac as conditioned

BACKGROUND

The table below provides a brief description about past zoning cases related to the subject property. The most recent zoning case is footnoted and described further; the 14.38 acres of land in this case was proffered and dedicated to Fairfax County to be used for an elementary school.

Application	Date	Description
RZ 79-C-037	July 23, 1979	Rezoned 142 acres from the R-1 District to the I-4 District.
RZ 81-C-060	March, 1982	Rezoned 2.86 acres from the R-I District to the I-4 District.
PCA 79-C-037	January 7, 1985	Withdrawn
SE 85-C-119	December 16, 1985	Approved a stormwater management facility in a floodplain.
RZ 85-C-033	February 6, 1986	Withdrawn
PCA 79-C-057-2 RZ 95-H-044	November 23, 1999	Withdrawn
PCA 79-C-037-3 PCA 81-C-060 RZ 2000-HM-003	November 23, 1999	Deleted 0.63 acres from RZ 79-C-037 and 0.64 acres RZ 81-C-060. Rezoned 6.68 acres from the R-1 and I-4 Districts to the C-3 District.
RZ 1999-HM-022	April 30, 2001	Rezoned 22.13 acres from the R-1 District to the PDC District.
PCA 79-C-037-04 RZ/ FDP 2002-HM-035	April 7, 2003	Deleted 27.50 acres from RZ 79-C-037. Rezoned 56.31 acres from the PDC, C-3 and I-4 districts to the PDH-12 District.[1]

1. On April 7, 2003, the Board of Supervisors approved PCA 79-C-037-04 and RZ/FDP 2002-HM-035 to delete 27.50 acres from RZ 79-C-037 and rezoned 56.31 acres from the PDC, C-3 and I-4 districts to the PDH-12 District. Copies of the

CDP/FDP, proffers, and development conditions are contained in Appendix 5. Proffers 11 and 12 dedicate land to Fairfax County for an elementary school and Development Condition 6 indicates that this school site may be modified without a CDPA/FDPA, but the minimum periphery setbacks and the general location of the entrances of the school shall not be modified.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area III

Planning District: Dulles Suburban Center, Land Unit A

Plan Map: Mixed Use

The Fairfax County Comprehensive Plan, 2003 Edition, Area III, Dulles Suburban Center, Land Unit A, Other Recommendation Number 7 as amended through May 15, 2005 on page 60 states:

"7. Parcels 15-4 ((1)) 10, 19, 20, 35 and 16-3 ((1)) 32B are planned for mixed use at .50-1.0 FAR. As an option, these parcels may be considered for a mix of townhouse and multi-family residential development within a density range of 8-12 dwelling units per acre. This option is appropriate only if all five parcels are consolidated and all applicable conditions regarding residential use and the general recommendations for Land Unit A are met. In addition, the following conditions should be met:

- Residential development should be well-buffered to adjoining properties so as not to reduce the feasibility of adjacent land developing in accordance with existing zoning and the recommendations of the Plan for this area;
- Site design and architecture should foster the compatible integration of this residential use with existing office and hotel uses in the immediate area;
- Provision should be made for the dedication of an elementary school site;
- Provision should be made for the dedication of the Merrybrook Run Stream Valley;
- Buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas; and
- Development should consist of reasonably sized building clusters oriented to open space areas such as courtyards or plazas to create a desirable neighborhood scale."

ANALYSIS

Combined Conceptual/Final Development Plan (Copy at front of Staff Report)

Title of CDP/FDP:	Proffered Condition Amendment Coppermine Crossing
Prepared by:	BC Consultants
Original and Revision Dates:	August 24, 2006, as revised through November 14, 2006

The Combined Conceptual/Final Development Plan (CDP/FDP) consists of 6 sheets containing the following information.

Sheet 1 depicts the proposed layout for the Coppermine Elementary School building, parking lots and playing fields. This sheet also contains a vicinity map, site tabulation and a landscape legend. The application property is a portion of the CDP/FDP for PCA 79-C-037-04 and RZ/ FDP 2002-HM-035 "Coppermine Crossing." *NOTE: some of the uses in the Coppermine Crossing development, which are not part of this application, have been developed under approved alternatives which differ from that depicted on this sheet; this sheet is intended to show the proposed layout of the subject property and is not representative of those areas which are not part of this application.*

Not changing from previous approval:
No changes are proposed to the approval of RZ/ FDP 2002-HM-035 for the residential communities in Land Bay A and B and the land dedicated to the Park Authority, which are not part of the application. In addition, no changes are proposed to the external road network, which include River Birch Road and Coppermine Road.

Changing from previous approval:
The CDP/FDP currently governing the site subject to this application shows one school building located in the middle of the application property. One loading dock is located on the south side of the building, which is accessed from the southern entrance through the school's Kiss and Ride area. Bus and faculty parking is located on the eastern portion of the site while the proposed playing fields are located on the western portion. The current CDP/FDP also shows three access points to the application property from River Birch Road. The proposal under consideration also shows only one building on the application property. However, the loading dock is proposed to be located on the north side of the school building instead of the south side. Access to the loading dock is shown to be through the bus parking entrance to the northeast, which was previously proposed through the school's Kiss and Ride area on the southeast. This proposal results in a building footprint that conflicts with the conditioned minimum periphery setbacks due to the proposed location of the building being shifted closer to the southern property line. In addition, the proposal shows three similar access points from River Birch Road, approximately 126 parking spaces

on site, and other minor modifications to the layout of the playing fields and the landscaping. No additional uses, improvements or increase in intensity are shown.

Sheet 2 includes a composite plan that shows the proposed site layout as part of the entire Coppermine Crossing Development previously approved in RZ/FDP 2002-HM-035. The overall site tabulations and affordable dwelling unit calculations are also provided for the entire PDH-12 development.

Sheet 3 shows a front elevation of the proposed school. A note indicates that the maximum building height for the school will be 40 feet.

Sheet 4 is a chart of the stormwater facilities on the site and discharge volumes required and provided. A stormwater narrative is also included.

Sheet 5 includes the outfall narrative for the school site, which describes the content and location of three main outfalls for the site.

Sheet 6 shows the existing vegetation on the site, showing several upland trees in good condition located on 5.39 acres within the western portion of the site.

Land Use Analysis

The Coppermine Crossing development, previously approved in RZ 2002-HM-035, implemented a Comprehensive Plan option for Tax Map Parcels 15-4((1))10, 19, 20, 35 and 16-3((1))32B (see Appendix 6) and dedicated 14.38 acres of land for an elementary school in the CDP/FDP. This application pertains to the elementary school site and seeks to amend the previously approved CDP/FDP to allow a modification of the building footprint to relocate the loading docks to the north side of the building and move the school building closer to the southern property line. Minor modifications to the layout of the recreational fields are also proposed pursuant to the approved development conditions. No land use issues were identified with the application.

Environmental Analysis (Appendix 7)

The Merrybrooke Run stream valley, which is designated EQC, RPA and 100 year-floodplain, traverses the subject property from west to east along the northern boundary. The relocated loading docks are located adjacent to this area and separated by a retaining wall. No encroachment into the environmentally sensitive stream valley is proposed. However, staff is concerned about the impact of the proposed retaining walls on the RPA and recommends limiting the height of the retaining walls; a proposed development condition addresses this concern.

Transportation Analysis (Appendix 8)

The Department of Transportation reviewed the application and indicated that all transportation related proffers should be carried forward for this application, unless specific justification is provided for modification of the proffers. The applicant has proffered to develop the property in conformance with the previous proffers approved in RZ/ FDP 2002-HM-035 and dated April 7, 2003. No other transportation issues were identified with the application.

Public Facilities Analyses

Water Service (Appendix 9) – Adequate service available; no issues cited.

Sewer Service – Located in the Horsepen Creek Watershed and sewered into the Blue Plains Treatment Plant. No sewer service memo is available at this time.

Fire and Rescue (Appendix 10) – Meets fire protection guidelines; no issues cited.

Fairfax County Park Authority (Appendix 11) – Staff has no issues with the proposed relocation of the loading docks, building and playing fields, but is concerned about safety and the proposed retaining walls along the north side of the northern access road and rectangular area. The applicant indicated that these retaining walls are necessary to prevent further grading impacts on the RPA.

ZONING ORDINANCE PROVISIONS (Appendix 12)

Conformance with PDH District Regulations

The property is currently zoned PDH-12 and continues to meet the PDH District regulations set forth in Part 1 of Article 6, Planned Development Districts, of the Zoning Ordinance. The application proposes to modify the building footprint for Coppermine Elementary School in order to relocate loading docks to the north side of the building, and move the building closer to the southern property line. The floor area of secondary uses allowed in the development does not exceed the limitations of the PDH-12 District, which are specified in PCA 79-C-037-04 and RZ/FDP 2002-HM-035.

Conformance with Article 16

All development within the PDH-12 District must conform to the standards set forth in Part 1 of Article 16.

<u>Sect. 16-101 General Standards</u>

The general standards set forth in Sect. 16-101 were satisfied with the original rezoning of the site to the PDH-12 District. The modifications requested by this application would not affect these standards.

Sect. 16-102 Design Standards

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance the most comparable conventional district is the R-12 District. The minimum front yard setback required for a R-12 District is controlled by a 25° angle of bulk plane, but not less than 20 feet (resulting in a yard of 20 feet for a 40 foot high building). The minimum side yard and rear yard are also controlled by the 25° angle of bulk plane but not less than 10 and 25 feet respectfully. A side and rear building setback of 28 feet and 418 feet is provided, which is well within the regulations.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application continues to meet the Zoning Ordinance requirements for open space, landscaping and parking for Coppermine Crossing. The application property includes 72% open space, which is in excess of the open space requirement of 27% for the PDH-12 District with affordable dwelling units, and 126 parking spaces on site, in excess of the 26 spaces required for the school. All other applicable Zoning Ordinance provisions have been satisfied.

Par. 3 states that streets and driveways should be designed to generally conform to the provisions of the Zoning Ordinance. This standard has been satisfied.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. Pedestrian access has been provided to the east of the site, which include crosswalks and sidewalks that improve pedestrian access to the building.

Waivers and Modifications

Modification of the transitional screening and barrier requirements in favor of that shown on the approved RZ 2002 HM-035 CDP/FDP.

Between the proposed use (elementary school) and the use to the west (residential townhouses), a 25 foot wide strip of transitional screening and a barrier are required. The applicant has requested a modification of the transitional screening and barrier requirements along this property boundary in favor of that shown on the approved RZ 2002 HM-035 CDP/FDP. However, the applicant's proposal does not show the screening on the western boundary, which was provided on the approved RZ 2002-HM-035 CDP/FDP. Staff is concerned that this application site will not adequately screen the adjacent residential use. Therefore, staff recommends a development condition requiring the applicant to continue the landscaping depicted on the southern boundary along the western boundary and adjacent to the 6 foot high board on board fence shown on the CDP/FDP. With the imposition of this condition, staff believes the intent of the transitional screening requirement will be satisfied.

CONCLUSIONS AND RECOMMENDATIONS

The applicant is requesting approval of a PCA and an FDPA, which would amend the previously approved proffers and development plan for Coppermine Crossing to allow a modification of the building footprint to relocate the loading docks to the north side of the building and move the school building closer to the southern property line. Minor modifications to the layout of the recreational fields are also proposed pursuant to the approved development conditions. These requests are in conformance with the Comprehensive Plan, the purpose and intent of the PDH District, and the approved CDP/FDP and proffers.

Staff Recommendation

Staff recommends approval of PCA 2002-HM-035 as subject to the proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2002-HM-035 as subject to the development conditions contained in Appendix 2.

Staff recommends the transitional screening and barrier requirements on the western boundary be modified according to the development conditions contained in Appendix 2.

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. Proposed Final Development Plan Conditions
3. Affidavit
4. Statement of Justification
5. Approved CDP/FDP and Proffered Conditions for RZ/FDP 2002-HM-035
6. Plan Citations
7. Environmental Analysis
8. Transportation Analysis
9. Water Authority Analysis

APPENDICES (Cont.)

10. Fire and Rescue Analysis
11. Park Authority
12. Zoning Ordinance Provisions
13. Glossary of Terms

FAIRFAX COUNTY SCHOOL BOARD

PCA 2002-HM-035

PROFFER STATEMENT

December 1, 2006
December 13, 2006

Pursuant to Section 15.2-2303A of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of PCA 2002-HM-035, Fairfax County School Board (the "Applicant"), owner of the approximately 14.3799 acres (known as Fairfax County Tax Map Parcel 15-4 ((1)) 35A), included in this application (the "Property"), proffers for itself, its successors and assigns, that development of the Property shall be in conformance with the previous proffers approved in RZ 2002-HM-035 and dated April 7, 2003, which proffers remain in full force and effect, except as amended by and subject to the following terms and conditions. In the event this application is denied, the following amended proffers shall immediately be null and void and the proffers dated April 7, 2003 shall remain in full force and effect.

1. **Development Plan**. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment and Final Development Plan Amendment ("CDPA/FDPA") prepared by BC Consultants, Inc., consisting of six (6) sheets dated August 24, 2006, as revised through November 14, 2006.

2. **Stormwater Management.** Stormwater management and Best Management Practices shall be provided in accordance with the requirements of the Public Facilities Manual unless waived and/or modified by the Department of Public Works and Environmental Services.

[SIGNATURES ON ATTACHED PAGE]

FAIRFAX COUNTY SCHOOL BOARD
Applicant and Title Owner of Parcel 15-4 ((1)) 35A

BY:_____
NAME: ILRYONG MOON
TITLE: CHAIRMAN, FAIRFAX COUNTY SB

APPENDIX 2

PROPOSED DEVELOPMENT PLAN CONDITIONS

FDPA 2002-HM-035

December 26, 2006

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 2002-HM-035, to modify the building footprint in order to relocate loading docks to the north side of the building, and move the school building closer to the southern property line, on property located at Tax Map 15-4 ((1)) 35A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions supercede the Final Development Plan Conditions approved with RZ/FDP 2002-HM-035 for the application property only.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan Amendment Plan, entitled "Proffered Condition Amendment Coppermine Crossing" consisting of 6 sheets, prepared by BC Consultants, and dated August 24, 2006, as revised through November 14, 2006.
2. Architectural elevations shall be in substantial conformance with those shown on the Final Development Plan.
3. All lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting shall be in conformance with Article 14, Part 9 of the Zoning Ordinance.
4. All signage shall meet the requirements of Article 12 of the Zoning Ordinance.
5. The transitional screening depicted along the southern property line shall be continued along the western boundary adjacent to the six foot (6') high board-on-board fence shown on the Final Development Plan. The final location of the transitional screening shall be determined by Urban Forest Management (UFM).
6. Retaining walls shall be constructed at the minimum height necessary as determined by Department of Public Works and Environmental Services (DPWES). In no instance shall the retaining walls shown to the north of the loading dock and the rectangular playing field be more than fifteen feet (15') in height and the retaining wall shown on the south property line adjacent to the cemetery be more than ten feet (10') in height.