



County of Fairfax, Virginia

January 9, 2006

STAFF REPORT ADDENDUM

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.

O:\wodonn\ZED\PCA\Coppermine School PCA-2002-HM-035\PCA 2002-HM-035 Staff Report Addendum Cover.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).

BACKGROUND

PCA 2002-HM-035 is a request by the Fairfax County School Board for approval of a Proffer Condition Amendment (PCA) to amend the combined Conceptual and Final Development Plan (CDP/FDP) and proffered conditions on a portion of the property rezoned pursuant to RZ 2002-HM-035. This application proposes 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 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. The only change proposed to the proffers is to condition the new combined CDPA/FDPA.

The staff report, recommending approval of this application, was published on December 27, 2006. Since the publication of the report, the applicant has continued to work with staff to further refine their application. The applicant has revised the CDP/FDP Plat to show a single row of evergreen trees along the western boundary to provide additional screening for the residential townhouses to the west. In addition, staff and the applicant agreed to revise the proffers to reflect the most current CDPA/FDPA and to modify the following development conditions:

- Modification of condition #1 to list the most current CDPA/FDPA submitted, which is now dated January 5, 2007
- Modification of condition #5 to request the applicant to plant a single row of evergreen trees to provide supplemental evergreen plantings on the western boundary as depicted on the most current CDPA/FDPA.
- Addition of condition #7 to ensure that the curb radius of the northern access point on River Birch Road is constructed according to Virginia Department of Transportation (VDOT) design standards

The revised proffers and development conditions reflecting the latest plans and recommendations of staff may be found in Attachment 1 and 2.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusions

Staff continues to believe that the proposed Proffer Condition Amendment (PCA) to amend the combined Conceptual and Final Development Plan (CDP/FDP) and proffered conditions on a portion of the property rezoned pursuant to RZ 2002-HM-035, to modify the building footprint for an elementary school is in conformance with the Comprehensive Plan, the purpose and intent of the PDH District and the approved CDP/FDP and proffers. Staff believes that, as

conditioned, the request is in conformance with the Comprehensive Plan and does not adversely impact the surrounding residential and commercial development.

Staff Recommendation

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

Staff recommends approval of FDPA 2002-HM-35 as subject to the development conditions contained in Attachment 2.

Staff recommends the transitional screening and barrier requirements on the western boundary be modified in favor of that shown on the CDPA/FDPA and as conditioned in Attachment 2.

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

ATTACHMENTS

1. Proposed Proffers
2. Proposed Development Plan Conditions

JAN 09 2007

Zoning Evaluation Division

FAIRFAX COUNTY SCHOOL BOARD

PCA 2002-HM-035

PROFFER STATEMENT

December 1, 2006

December 13, 2006

January 5, 2007

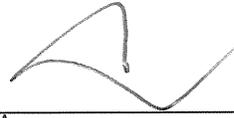
Pursuant to Section 15.2-2303A of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of PCA 2002-HM-035, Fairfax County School Board (the "Applicant"), owner of the approximately 14.3799 acres (known as Fairfax County Tax Map Parcel 15-4 ((1)) 35A), included in this application (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 January 5, 2007.
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

PROPOSED DEVELOPMENT PLAN CONDITIONS

FDPA 2002-HM-035

January 9, 2007

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 January 5, 2007.
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. A single row of evergreen trees shall be installed along the western boundary of the application area in conformance with that shown on the FDPA. The final location shall be subject to allowances for final grading and utility connections as 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.
7. The curb radius of the northern access point on River Birch Road shall be constructed as shown on the FDPA unless modifications to the design are required by the Virginia Department of Transportation (VDOT).