



APPLICATION ACCEPTED: April 24, 2008
PLANNING COMMISSION: September 18, 2008
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

September 3, 2008

STAFF REPORT

APPLICATION RZ 2008-DR-006

DRANESVILLE DISTRICT

APPLICANT: VisionOnline, Inc.

PRESENT ZONING: R-1 & C-8

REQUESTED ZONING: R-1

PARCEL: 6-4 ((12)) 8

ACREAGE: *R-1: 1.8 acres*
C-8: 12,554 square feet
Total parcel: 2.09 acres

RESIDENTIAL DENSITY: 0.96 dwelling units per acre (du/ac)

PLAN MAP: Residential; .2-.5 du/ac
Retail and Other

PROPOSAL: To rezone from the R-1 and C-8 Districts to the R-1 District to permit residential development consisting of two single family detached units, including preservation of an existing, historical cemetery.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2008-DR-006 subject to the execution of proffers consistent with those in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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 TTY 711 (Virginia Relay Center).

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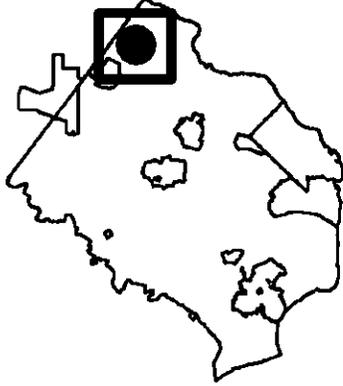
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2008-DR-006

Applicant:
Accepted:
Proposed:
Area:

VISIONONLINE, INC.
04/24/2008
RESIDENTIAL
2.09 AC OF LAND; DISTRICT - DRANESVILLE

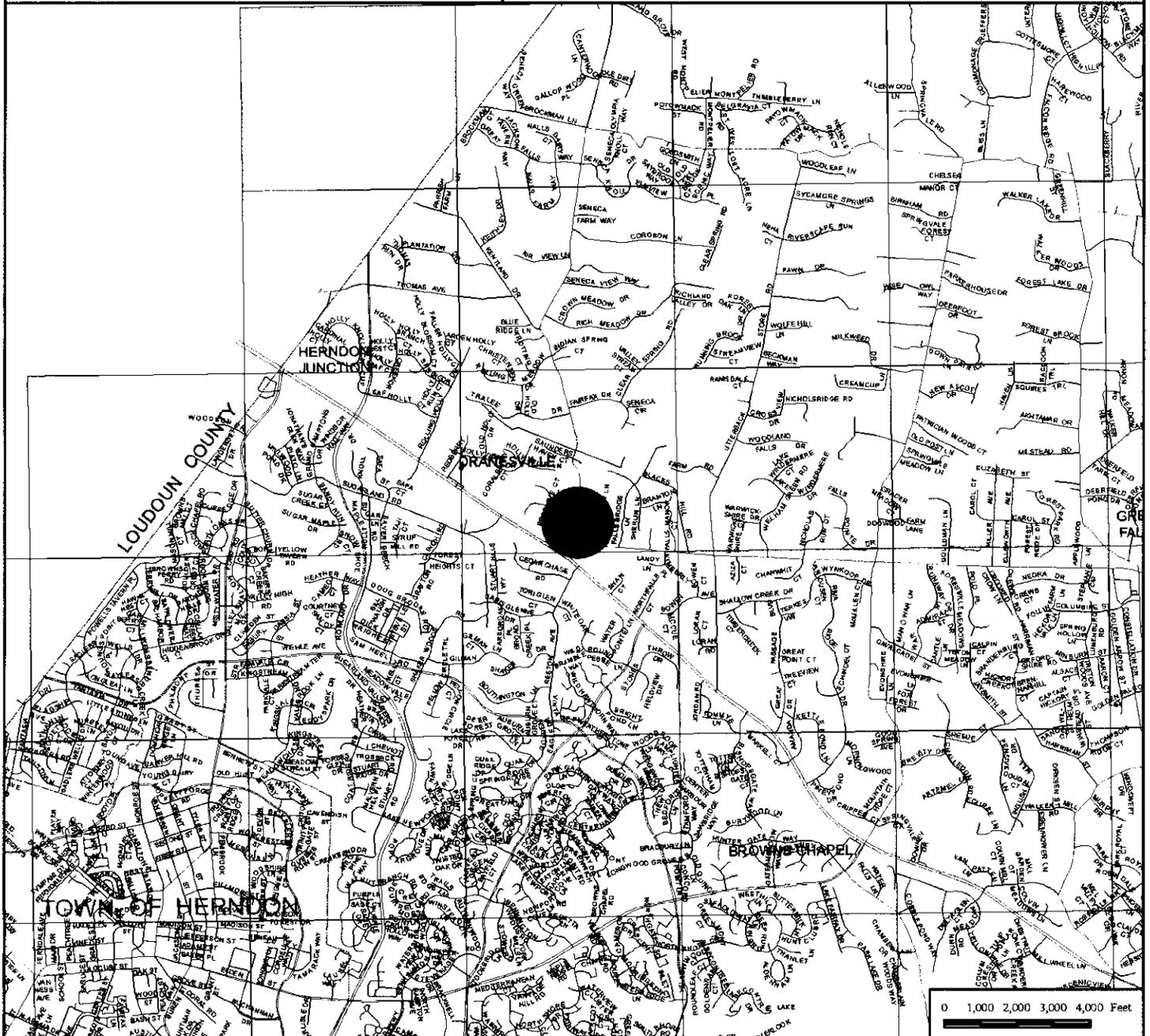


Zoning Dist Sect:
Located:

SOUTHEAST QUADRANT OF INTERSECTION OF
JORDAN LANE AND SENECA ROAD

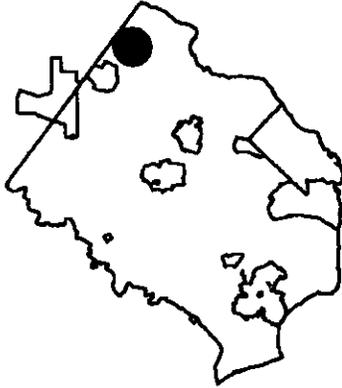
Zoning:
Overlay Dist:
Map Ref Num:

FROM R- 1 AND C- 8 TO R-1
006-4- /12/ /0008 /12/ /0008



Rezoning Application

RZ 2008-DR-006



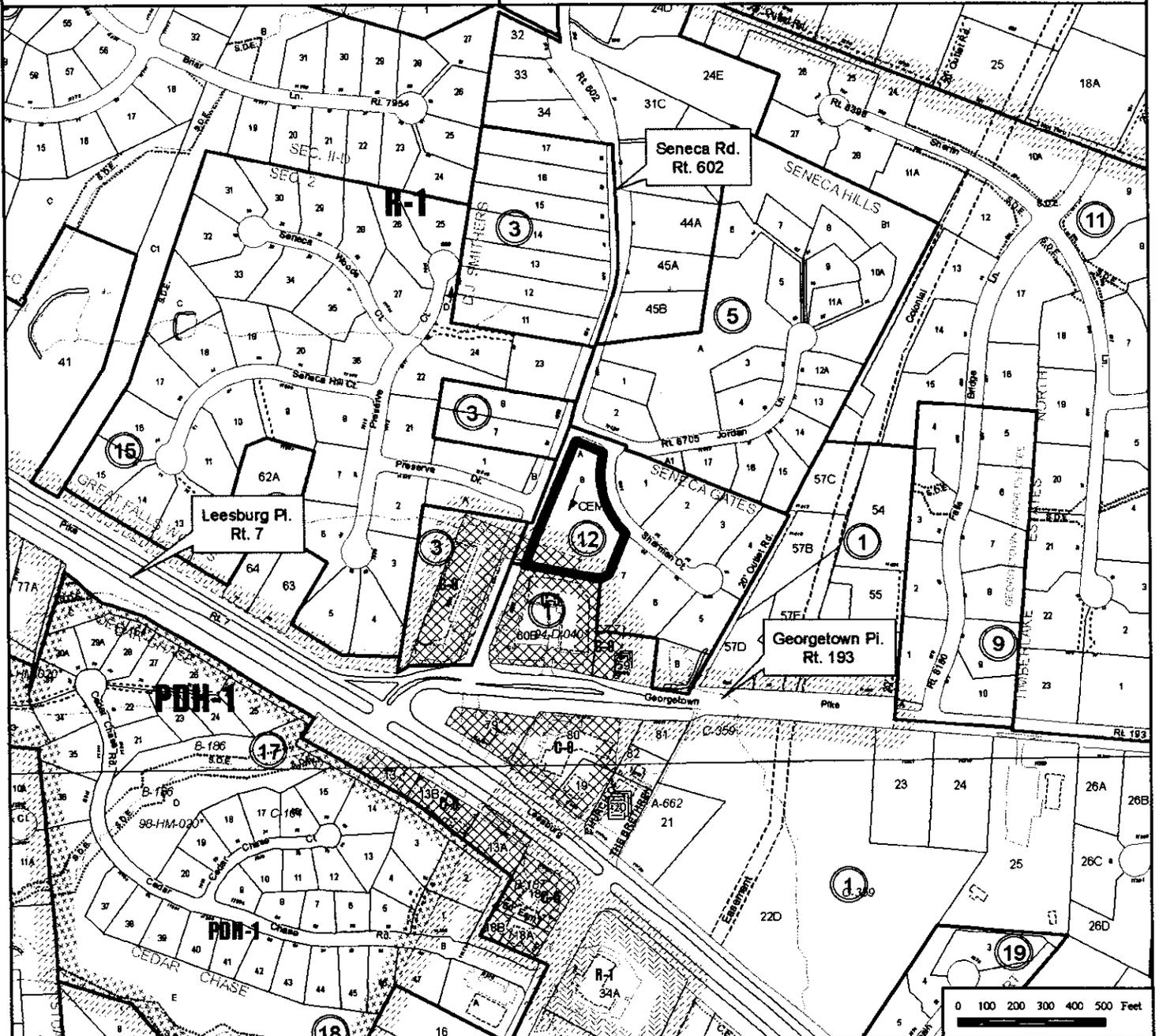
Applicant: VISIONONLINE, INC.
Accepted: 04/24/2008
Proposed: RESIDENTIAL
Area: 2.09 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: Located: SOUTHEAST QUADRANT OF INTERSECTION OF JORDAN LANE AND SENECA ROAD

Zoning: FROM R- 1 AND C- 8 TO R-1

Overlay Dist:

Map Ref Num: 006-4- /12/ /0008 /12/ /0008





CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

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Harrison, Virginia 20170
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F: (703) 481-5961
info@tritek.com



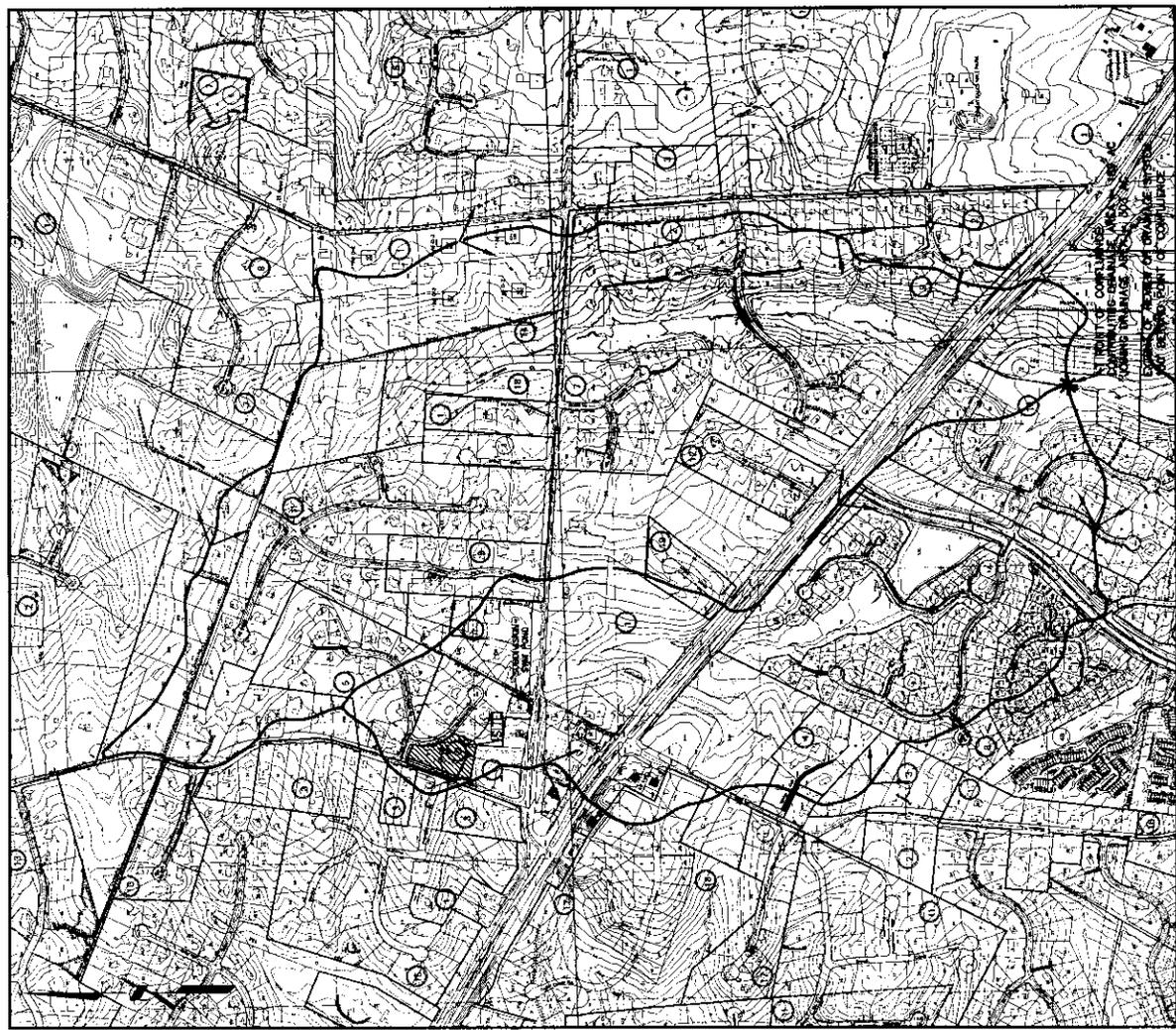
FARMEX COUNTY, VIRGINIA
DRAWSVILLE DISTRICT

SENECA GATE
LOT 8

OFFSITE DRAINAGE
ANALYSIS

DATE	REVISION
04.02.08	PER COUNTY COMMENTS
06.01.08	PER COUNTY COMMENTS
08.13.08	PER COUNTY COMMENTS
08.28.08	PER COUNTY COMMENTS

DATE: 11.03.08
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET: 1 OF 1



OFFSITE DRAINAGE AREA MAP

OUTFALL ALTERNATIVE:
THE PROPOSED PROPERTY SHEET FLOWS IN A SOUTHEASTLY DIRECTION TO A STORMWATER MANAGEMENT POND LOCATED AT THE INTERSECTION OF GEORGETOWN PIKE (ROUTE 193) AND AN OUTLET ROAD, SOUTHEAST OF THE SENECA GATE SUBDIVISION. ANTICIPATING FUTURE DEVELOPMENT IN THE SENECA GATE SUBDIVISION AND SPECIFICALLY DEVELOPMENT OF THE SUBJECT PROPERTY, AS SUCH, WE BELIEVE THE POND IS ADEQUATE FOR THE SMALL INCREASE IN RUNOFF DUE TO DEVELOPMENT.

FROM THE SWM POND, RUNOFF FROM THE SITE FLOWS TO THE WEST AND THEN SOUTHWEST TO A POND LOCATED IN THE TRIBUTARY AREA OF THE POND. THE TRIBUTARY JOINS DOG POND. AT THIS POINT OF CONFLUENCE, THE CONTRIBUTING DRAINAGE AREA IS 189 ACRES. THE TRIBUTARY JOINS DOG POND. AT THIS POINT OF CONFLUENCE, THE CONTRIBUTING DRAINAGE AREA IS 189 ACRES. THE TRIBUTARY JOINS DOG POND. AT THIS POINT OF CONFLUENCE, THE CONTRIBUTING DRAINAGE AREA IS 189 ACRES. THE TRIBUTARY JOINS DOG POND. AT THIS POINT OF CONFLUENCE, THE CONTRIBUTING DRAINAGE AREA IS 189 ACRES.

WE BELIEVE THAT OUR SITE SHEET FLOWS FROM THE PROPERTY AND THAT CONTROL WOULD BE MAINTAINED WITH THE ORIGINAL SUBDIVISION FOR THIS PROPERTY. WE BELIEVE THE OUTFALL IS ADEQUATE AND THERE WILL BE NO ADVERSE IMPACTS DOWNSTREAM.

TRI-TEK ENGINEERING
 CIVIL
 ENVIRONMENTAL
 LAND PLANNING
 SURVEYING

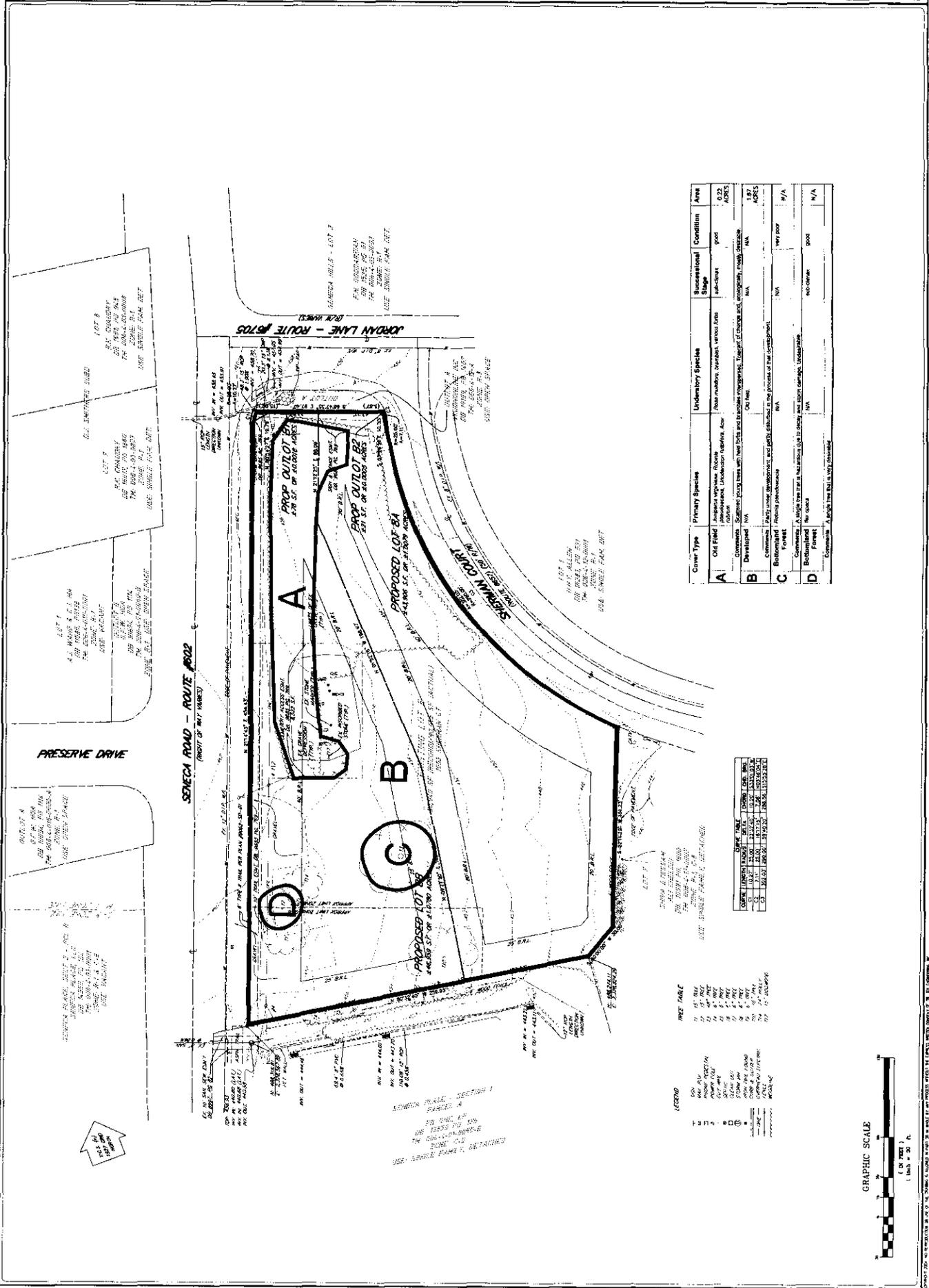
800 Center Street
 Suite 300
 Herndon, Virginia 20170
 P: (703) 461-5900
 F: (703) 461-5900
 info@tritek.com



GRAVESVILLE DISTRICT
 FAYETTE COUNTY, WEST VIRGINIA

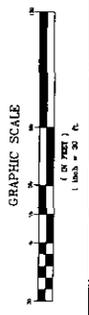
EXISTING VEGETATION MAP
LOT 8 SENECA GATE

DATE	REVISION
04/02/08	PER COUNTY COMMENTS
08/01/08	PER COUNTY COMMENTS
08/13/08	PER COUNTY COMMENTS
08/26/08	PER COUNTY COMMENTS



Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area (ACRES)
A	Oak Field American sycamore, Black gum, persimmon, Liriodendron tulipifera, Ash, Cottonwood	Red maple, Sycamore, White oak, Yellow pine	Successional	good	0.22
B	Developed Common	Common	Developed	NA	1.87
C	Common Loblolly shortleaf pine, Shortleaf pine, Longleaf pine, Slash pine, Loblolly pine, Shortleaf pine, Longleaf pine, Slash pine, Loblolly pine, Shortleaf pine, Longleaf pine, Slash pine	Common	Common	NA	1.87
D	Common Loblolly shortleaf pine, Shortleaf pine, Longleaf pine, Slash pine, Loblolly pine, Shortleaf pine, Longleaf pine, Slash pine, Loblolly pine, Shortleaf pine, Longleaf pine, Slash pine	Common	Common	NA	1.87

DATE	TIME	WIND	TEMP	HUMID	RAIN	WIND	TEMP	HUMID	RAIN
01/11/08	11:00	11.0	61.0	75.0	0.0	11.0	61.0	75.0	0.0
01/12/08	11:00	11.0	61.0	75.0	0.0	11.0	61.0	75.0	0.0
01/13/08	11:00	11.0	61.0	75.0	0.0	11.0	61.0	75.0	0.0



Surrounding Area Description:

	Use	Zoning	Plan
North	Residential, Single Family Detached	R-1	Residential, (.2-.5 du/ac)
East	Residential, SFD	R-1	Residential, (.2-.5 du/ac)
West	Residential, SFD Retail	R-1 C-8	Residential, (1-2 du/ac) Retail and other
South	Retail	C-5	Retail and other

BACKGROUND

The property is not encumbered by any proffered rezonings, Special Exceptions, or Special Permits.

The property was subdivided into its current configuration in 1996 as part of the Seneca Gates subdivision.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 4)

- Plan Area:** Area III
- Plan District:** Upper Potomac
- Planning Sector:** Springvale (UP-2)
- Plan Map:** Residential, 0.2-0.5 du/ac and Retail and Other
- Plan Text:**

The Comprehensive Plan, Area III volume, Upper Potomac Planning District, as amended through September 10, 2007, pages 80-81, states:

“The area along Seneca Road, north of its intersection with Georgetown Pike is currently planned for residential development at densities of .2-.5 and 1-2 dwelling units per acre. A small portion of this area at Seneca Road and Georgetown Pike is commercially zoned. Commercial development of these parcels should be limited to low intensity office and neighborhood retail uses, not to exceed .25 FAR, under the following conditions:

- Consolidation of commercially-zoned parcels (Tax Map 6-4 ((3)) 1, 2, 3, and 4), or the development of a single project on Tax Map 6-4 ((1)) 60B, which represents an earlier consolidation;

- Provision of substantial landscaped and/or naturally vegetated buffers to protect surrounding residential uses and provide a clear line of demarcation between any commercial development and the existing and planned low density residential uses to the north, east and west. Residentially zoned portions of these parcels should be used and maintained as open space buffers;
- Either office or retail development should be of high quality as demonstrated by consistent architectural treatment of all building facades in a style that uses materials and design elements that are compatible with the low density residential community. Any office development should be residential in character, in terms of scale, bulk, material, and component detail;
- Structures should not exceed 35 feet in height; and
- Right-in/right-out only access to a unified commercial development on Tax Map 6-4 ((1)) 60B may be provided from Georgetown Pike if approved by VDOT."

ANALYSIS

Generalized Development Plan (GDP) (Copy at front of staff report)

Title of GDP: Lot 8 Seneca Gate
 Prepared By: Tri-Tek Engineering
 Original and Revision Dates: December 10, 2007, as revised through August 26, 2008

Plan Description:

The GDP consists of four sheets. **Sheet 1** shows the layout of the site, and includes tabulations, general notes, an index, a vicinity map, and a calculation of the remaining density in the parent subdivision. **Sheet 2** shows the off-site drainage analysis. **Sheet 3** is the Stormwater Management details. **Sheet 4** is the Existing Vegetation Map.

The GDP shows the following features:

- **Site Layout:** Two single family detached lots are shown, roughly bisecting the existing lot along the north/south axis. As noted, the house on proposed Lot 8A is currently under construction and fronts the interior road, Sherman Court. The house on proposed Lot 8B would front on Seneca Road. No specific architecture is provided; however, the applicant has shown certain design features (such as side loaded garages) on both lots. Two small outlots (78 square feet and 21 square feet respectively) are shown at the northern end of the site adjacent to Outlot A of the Seneca Gates subdivision (which is not part of this application). The two outlots keep the proposed new lots from being classified as corner lots. A fence and sign easement is

shown along the northern boundary (along the entrance to the subdivision) to allow for entry features for the subdivision.

- **Cemetery:** As noted, an identified cemetery dating to the Civil War era is located on the site, and will be located on the new Lot 8B. The GDP shows the existing access easement, and a new fence to be located around the cemetery. Proffers commit to maintenance of the cemetery by the homeowners association.
- **Access, Parking & Driveways:** No new streets are proposed as part of this application, the two proposed lots would directly access existing streets. Because the driveway on Lot 8B would directly access a busier road, staff has requested (and the applicant has shown) a driveway with sufficient area for vehicles to turn on site and eliminate the need to back out into Seneca Road. A proffer reiterates that the driveway on this lot must be so designed. Both houses show three car garages in addition to parking areas in the driveways.
- **Stormwater Management:** The application property was created as a lot within a larger subdivision, the Seneca Gate subdivision. The stormwater management pond created with that subdivision was designed to detain water from this land area, accounting for the two proposed lots. A waiver of stormwater detention was approved in 2005 (and subsequently expired) based on the existing pond. The applicant intends to reapply for this waiver. While it is likely the waiver will be approved, should it be denied, infiltration trenches are shown on each of the two proposed lots. Water quality controls (BMPs) are provided by an off-site, existing pond, and are not required for this subdivision. Should it be necessary to provide additional water quality controls, they could also be provided in the infiltration trenches.

COMPREHENSIVE PLAN ANALYSIS (Appendix 4)

The Comprehensive Plan for the application property is divided along the existing zoning line. That portion of the property currently zoned to the C-8 District is planned for retail and other uses. That portion of the site currently zoned to the R-1 District is planned for single family detached residential use at 0.2-0.5 du/ac. The majority of the site is already zoned to the requested R-1, which allows a maximum density of 1.0 du/ac; therefore the proposal would not constitute an intensification of the zoning. In fact, the intensity on that portion of the site that is currently commercially zoned will be reduced. For these reasons, staff considers that the proposal is in conformance with the Comprehensive Plan.

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to

our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. For the complete Residential Development Criteria text, see Appendix 12.

Site Design (Development Criterion #1)

This Criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. Consolidation is not an issue on this site in the standard sense, as there are no additional parcels appropriate for consolidation and development. What the development would do is consolidate and rezone a disconnected piece of commercially zoned property into this residential neighborhood. The commercial strip on this parcel is neither large enough for commercial development on its own, nor well-situated to be included in the abutting shopping center without a wholesale redevelopment of that site. The proposed rezoning will not negatively impact the development potential of the surrounding area.

The development should provide for a logical design with appropriate relationships within the development, including appropriately oriented units and usable yards. Access should be provided to transit facilities where available, and utilities should be identified to the extent possible. The applicant has provided a layout for a conventional residential development in general conformance with the density recommendation in the Comprehensive Plan. The site is surrounded on three sides by residentially planned and zoned land, with lots of similar size to those proposed in this development. As initially proposed, both lots would have had driveways accessing the internal street, Sherman Court. Even though that initial proposal did orient both lots to the internal street, staff was concerned that having the driveway of Lot 8B bisecting Lot 8A created an unsatisfactory layout. In addition, the area is characterized by residential lots that face and directly access Seneca Road, so the proposed layout (one lot oriented internally and the other externally) is not out of character with the area. While the location of utilities (with the exception of SWM) has not been provided on the GDP, the only utilities necessary are direct connections to the houses, which will not impact the tree save areas shown. Staff would prefer to see the existing cemetery on an outlot, instead of on a proposed lot, but the geometrics of the land area are such that, were an outlot created for the cemetery, Lot 8B would either be extraordinarily small, or would have a skinny pipestem connecting the southern and northern portions of the lot. Neither of these would be an ideal lot configuration.

Open space should be useable, accessible, and integrated with the development. Appropriate landscaping should be provided. No public open space is required for the R-1 District, and none is provided. The northern portion of each proposed lot is shown as tree save area, and will provide on-site open space opportunities for the houses, both of which are larger than the minimum required for the R-1 District. The applicant has indicated that the stormwater management pond for the Seneca Gate subdivision was designed and constructed to accommodate two houses on the

application property, and that because of this, no additional stormwater management facilities are necessary. The infiltration trenches proposed can be provided without unduly impacting the lots.

Neighborhood Context (Development Criterion #2)

While developments are not expected to be identical to their neighbors, this Criterion states that they should fit in the fabric of the area, especially at the interface between the two. This application directly abuts single-family detached residential developments zoned R-1 to the north and west. The parent subdivision (which will continue to include these two houses) abuts the rezoning property to the east. The proposed lots are comparable in size to the other lots in the Seneca Gate subdivision, and slightly larger than those in the cluster development directly to the north. As noted, one proposed lot will be oriented interior to the subdivision, and the other will be oriented to Seneca Road. Staff believes that both of these lots are in character with the area.

Environment (Development Criterion #3)

This Criterion requires that developments conserve natural environmental features to the extent possible, account for soil conditions (potential for bedrock which would require blasting), and protect current and future residents from noise and lighting impacts (no impacts have been identified). Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts. While no extraordinary natural features have been identified, the GDP does provide for tree preservation, both on the lots themselves and off-site along the southern boundary. As noted, the stormwater management requirements were anticipated and provided by the larger, Seneca Gate subdivision. Staff has noted that the soil conditions in this area are favorable for infiltration, staff recommends that the proposed infiltration trenches be constructed even if not strictly required, providing additional water quality benefits for the site, which the applicant has proffered to do. See Appendix 4 for additional information.

Tree Preservation & Tree Cover Requirements (Development Criterion #4)

This Criterion states that all developments should take advantage of existing quality tree cover—as preserving existing trees is highly desirable to meet the Public Facilities Manual (PFM) requirements—and that, where feasible, utility crossings should be located so as not to interfere with proposed tree save areas. The GDP does not show utilities, but, as noted, no major utilities will be located on these lots as the surrounding development is already constructed. The northern portion of both lots is preserved as “tree save” areas, and the GDP includes appropriate tree cover calculations. Standard tree protection proffers are also included in the package.

Transportation (Development Criterion #5)

This Criterion requires that a development provide safe and adequate access to the surrounding road network, that transit and pedestrian travel be encouraged, and that interconnection of streets be encouraged. In addition, alternative street designs may be appropriate where conditions merit. The applicant is not proposing any additional public streets, as both lots will access directly from existing streets. As noted in the transportation analysis, it would be preferable if Lot 8B could be oriented to access from the internal street; however, as discussed in the site design section, the shape of the application property and the location of the cemetery preclude logical reconfiguration of the lots, and providing a driveway for Lot 8B in an easement across Lot 8A is not desirable in terms of lot layout. The Virginia Department of Transportation has reviewed the proposed layout (with direct access for Lot 8B to Seneca Road) and has noted that the driveway is acceptable, so long as the driveway is designed to allow for cars to turn around on site and avoid the need to back out onto Seneca Road. The GDP shows a driveway that accomplishes this, and a proffer reiterates the requirement. With these commitments, the proposed layout is acceptable. See Appendix 5 for further information.

Public Facilities (Development Criterion #6)

Criterion 6 states that the impacts on public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management) should be offset by residential development. Impacts may be offset through the dedication of land, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. (Specific Public Facilities issues are discussed in detail in Appendices 6-11.)

Fairfax County Park Authority (Appendix 10)

The proposed development is projected to add approximately 3 persons to the current population of the Dranesville District. The GDP shows no recreational amenities. Residents of this development will need outdoor facilities including picnic, playground/tot lot, tennis, multi-use court and athletic fields. The proportional development cost to provide recreational facilities for the residents of this development while maintaining the current level of service is estimated to be \$2,679. The applicant has proffered the requested contribution.

Fairfax County Public Schools (Appendix 9)

The proposal to add one additional house to the site is not projected to generate any additional students; therefore, no impact is projected on the school system.

Fire and Rescue (Appendix 8)

The application property is serviced by the Fairfax County Fire and Rescue Department Station # 439, North Point. The subject property currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 6)

The application property is located in the Sugarland Run (B-3) Watershed, and would be sewer into the Blue Plains Treatment Plant. An existing 8 inch line located in the street is adequate for the proposed use.

Fairfax County Water Authority (Appendix 7)

The subject property is located within the Fairfax Water Service Area. Adequate domestic water service is available at the site from existing 12 inch and 8 inch mains located at the site.

Stormwater Management, DPWES Environmental and Site Review Division (Appendix 11)

As noted, the application property previously received a waiver of stormwater because the stormwater controls for the larger subdivision, Seneca Gate, were designed to accommodate this lot split. The applicant has indicated they will request a waiver, which is likely to be approved. Should the waiver not be approved, the GDP shows an infiltration trench on each lot which appear to be sufficient to control the expected stormwater.

Affordable Housing (Development Criterion #7)

This application is not subject to the ADU ordinance and therefore not required to construct any ADUs. Criterion 7 states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Satisfaction of this criterion may be achieved by the construction of units, contribution of land, or by a contribution to the Housing Trust Fund. At this time, the applicant has proffered to the standard contribution of 0.5% of the sales price of the new house (on Lot 8B) to the Housing Trust Fund.

Heritage Resources (Development Criterion #8)

Criterion 8 requires a development to address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. A Civil War era cemetery identified through an archeological study is located on the application property, and is proposed to remain on Lot 8B. An access easement already protects the cemetery; the applicant has proffered to retain the access easement, and to provide for maintenance of the cemetery in perpetuity. To relieve

the owner of Lot 8B of the maintenance responsibility, the proffers state that maintenance will be by the homeowners' association. In addition, the proffers provide for written notification of the cemetery easements and responsibilities to all prospective purchasers and through the homeowners association documents. Finally, the GDP shows the cemetery to be delineated and protected by a metal fence, which is reiterated in the proffers.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-1)		
Standard	Required	Provided
Maximum Density	1.0 du/ac	0.96
Lot Area: Minimum	36,000 sq. ft.	Lot 8A: 43,906 square feet Lot 8B: 43,959 square feet
Minimum Lot Width	Interior: 150 feet	Lot 8A: 360 feet Lot 8B: 455 feet
Building Height	35 feet	35 feet
Front Yard	40 feet	40 feet
Side Yard	20 feet	20 feet
Rear Yard	25 feet	25 feet
Transitional Screening & Barrier: none required		

Waivers and Modifications:

On-site Stormwater Management: As noted, the applicant intends to apply for a waiver of on-site stormwater management. Staff believes that the waiver will be approved as the stormwater management controls for the parent subdivision were designed to account for the subdivision of the application property. This waiver request will be addressed at the time of subdivision.

Summary of Zoning Ordinance Provisions

All applicable Zoning Ordinance Provisions have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's evaluation, the proposal is in conformance with applicable Zoning Ordinance standards, and in harmony with the Comprehensive Plan. The proposed development addresses an outstanding area of commercial zoning, provides for the

permanent protection of a historically significant cemetery and provides for housing lots that are compatible with those in the immediate subdivision and the surrounding area.

Staff Recommendations

Staff recommends approval of RZ 2008-DR-006, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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. Plan Citations, Land Use Analysis and Environmental Analysis
5. Transportation Analysis
6. Sanitary Sewer Analysis
7. Water Service Analysis
8. Fire and Rescue Analysis
9. Schools Analysis
10. Park Authority Analysis
11. Stormwater Management Analysis
12. Residential Development Criteria
13. Glossary of Terms

RZ 2008-DR-006
VisionOnLine, Inc.
PROFFER

August 26, 2008

Pursuant to §15.2-2303(A) of the Code of Virginia (1950 as amended) and §18-203 of the Zoning Ordinance of Fairfax County (1978 as amended) the property owner and Applicant, VisionOnLine, Inc., for itself and its successors assigns, (hereinafter referred to as the "Applicant") proffers that the development of the parcel under consideration identified on the Fairfax County Tax Maps as Tax Map Reference 6-4((12))8 (hereinafter referred to as the "Property"), will be in accordance with the following conditions, if and only if, the application, known as RZ 2008-DR-006 is granted rezoning the Property from the R-1 and C-8 Districts to the R-1 District. The Proffered Development Conditions are as follows:

DEVELOPMENT PLAN

1. The Property shall be developed in substantial conformance with the GDP dated December 10, 2007 revised through August 26, 2008 prepared by Tri-TEK Engineering consisting of four sheets.

2. Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP without required approval of PCA provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator, agents or assigns. Any such modifications shall not impact the limits of clearing and grading, cemetery or cemetery access easements shown on the GDP.

TRANSPORTATION

3. A. Prior to the issuance of the residential use permit (RUP) for Lot 8B, the Applicant shall construct trail improvements along the Seneca Road frontage, as shown on the GDP.

B. The driveway on Lot 2 shall be designed such that a vehicle may turn around in the driveway to avoid backing out onto Seneca Road, as shown on the GDP.

ENVIRONMENT

4. A. All stormwater management facilities constructed on the Property and/or associated with the development shall be designed in accordance with the Public Facilities Manual as Best Management Practices (BMP) facilities, as determined by DPWES.

B. The Applicant shall coordinate with DPWES to determine appropriate types and locations for LID techniques/BMP facilities (infiltration trenches as shown on the GDP or rain gardens). The size and location may be adjusted as deemed appropriate by DPWES, as long as they do not impact tree save, or the limits of clearings and gradings.

5. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM and for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Applicant shall preserve trees in those areas designated on the GDP as buffers and those areas shown to be protected by the limits of clearing and grading.

6. A. Tree Preservation Plan - The applicant shall submit a tree preservation plan as part of the first and all subsequent subdivision plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES.

B. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the GDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP, and those additional areas in which trees can be preserved as a result of final

engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

7. A. Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

B. The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by Urban Forest Management, DPWES.

8. Tree Preservation Walk-Through. The applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an Urban Forest Management, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing

as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

9. A. Tree Protection Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing (four feet high, orange plastic fence attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 6 feet apart (see attached detail)) shall be erected at the limits of clearing and grading as shown on the GDP, as may be modified by proffer 5 above.

B. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, Urban Forest Management, DPWES and the District Supervisor shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by Urban Forest Management, DPWES.

10. Site Monitoring. During any clearing or tree/vegetation/structure removal or transplantation of vegetation on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions, and UFM approvals. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by Urban Forest Management, DPWES.

HOMEOWNERS ASSOCIATION

11. Prior to Subdivision Plan Approval, the Applicant shall request that the Seneca Place Homeowner's Association annex the two lots into the Association and subject the lots to their recorded covenants and restrictions. In the event the Seneca Place HOA votes not to annex the 2 lots, the Applicant shall form a new homeowners association for the 2 lots and subject the lots to the covenants of maintenance as outlined herein.

CEMETERY AND OTHER DESIGN DETAILS

12. A. The cemetery located within proposed Lot 8B shall remain as a cemetery in perpetuity.

B. The cemetery shall be maintained in perpetuity by the Homeowner's Association which governs the lot.

C. The cemetery access easement recorded in Deed Book 9685 at Page 769 shall not be vacated.

D. Notwithstanding the note on the GDP, Applicant shall construct a four foot tall black aluminum decorative fence around the boundaries of the cemetery as depicted on the GDP.

E. All prospective purchasers of both lots and the Homeowners Association shall be notified in writing of the responsibility of the cemetery responsibilities outlined in paragraphs 12.A. through D. and the Lot 8B garage and driveway design. Such notification shall be recorded among the land records of Fairfax County to notify future purchasers of such responsibilities.

F. The garage on lot 8B shall not face Seneca Road and shall be oriented as shown on the GDP.

HOUSING TRUST FUND

13. At the time of the building permit approval for the house on Lot 8B, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one half of one percent (0.5%) of the projected sales price of that home, as determined by the Department of Housing and Community Development and DPWES in consultation with the Applicant, to assist the County in its goal to provide affordable dwelling units.

PARK AUTHORITY

14. At time of subdivision and plan approval, the Applicant shall make a contribution of \$2,679 to the Fairfax County Park Authority for park purposes in the Dranesville District.

[Signatures begin on the following page]

APPLICANT/TITLE OWNER:

VisionOnLine, Inc.

By: Title: President

REZONING AFFIDAVIT

DATE: December 19, 2007
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): RZ 2008-DR-006
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VisionOnline, Inc. Nadeem P. Malik	11096B Lee Highway, Suite 102 Fairfax, VA 22030	Applicant/Title Owner Agent
Sack Harris & Martin, P.C. Keith C. Martin Wanda S. Suder	8270 Greensboro Drive, Suite 810 McLean, VA 22102	Attorneys/Agents Agents
Tri-TEK Engineering Inc. Theodore D. Britt	690 Center Street Herndon, VA 20170	Engineers/Agents Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

DATE: December 19, 2007
(enter date affidavit is notarized)

for Application No. (s):
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VisionOnline, Inc.
11096B Lee Highway, Suite 102
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Nadeem P. Malik

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Pres. Nadeem P. Malik (sole officer)

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: December 19, 2007
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sack Harris & Martin, P.C.
8270 Greensboro Drive, Suite 810
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
James M. Sack
Robert A. Harris, IV
Keith C. Martin

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tri-TEK Engineering
690 Center Street
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Theodore D. Britt
Kevin E. Murray

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: December 19, 2007
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

None.

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: December 19, 2007
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: December 19, 2007
(enter date affidavit is notarized)

for Application No. (s):
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Sack Harris & Martin, P.C. held a fundraiser for Connolly for Chairman the value of which exceeded \$100.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

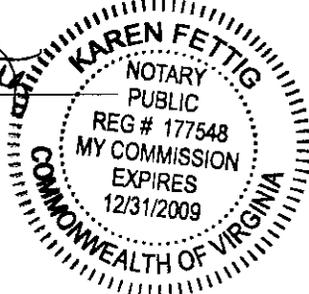
(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of December 2007, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 12.31.09

Karen Fetting
Notary Public



SACK HARRIS & MARTIN, P.C.

ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

April 23, 2008

RECEIVED
Department of Planning & Zoning
APR 24 2008
Zoning Evaluation Division

Ms. Regina Coyle
Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

Re: Rezoning Application on Property Identified as Tax Map 6-4((12))8
from the R-1 and C-8 District to the R-1 District
Applicant: VisionOnline, Inc.

Dear Ms. Coyle:

The following is a Statement of Justification for the above referenced Rezoning Application. VisionOnline, Inc. is the title owner and applicant of this 2.1 acre parcel located at the intersection of Seneca Road and Jordan Lane in the Dranesville District. Approximately 0.3 acres of the parcel was comprehensively rezoned to the C-8 District over thirty years ago. The purpose of this application is to rezone the C-8 zoned portion to R-1 so that the entire parcel is zoned R-1.

The Generalized Development Plan depicts subdividing the parcel into two lots. The resulting density would be 0.95 units per acre. The resulting density of the existing parent subdivision along Sherman Court will be 0.95 units per acre. Both proposed single family detached lots will be accessed off driveways onto Sherman Court. Stormwater management will be addressed with three infiltration trenches.

It is submitted that the re-zoning is in compliance with the recommendations of the Comprehensive Plan. The property is recommended for residential use at a density range of 0.5 to 1 unit per acre. It is further submitted that the C-8 zoning is out of character with the adjoining R-1 zoned properties. In addition, the Application meets the adopted Residential Development Criteria as follows:

Ms. Regina Coyle
April 23, 2008
Page 2 of 3

Site Design

Surrounding properties are already zoned and developed in accordance with Plan recommendations. The proposed layout integrates the two Lots into the surrounding neighborhood at a residential density that conforms to Plan recommendations.

Neighborhood Context

The Applicant proposes a residential development that will complete an existing and established development pattern in the area. The properties to the north are comprised of single family dwelling units very similar to the units that are being proposed on the Subject Property.

Environment

The Subject Property includes limits of clearing and grading to maximize tree preservation. The Applicant is preserving existing mature vegetation within this area, and clearing and disturbance in proximity to this area will be minimized.

Tree Preservation and Tree Cover Requirements

The Subject Property does include mature trees along the periphery and efforts have been taken to preserve those trees. In addition, the Applicant will submit proffers during the processing of the rezoning application to ensure appropriate tree preservation measures that will increase survivability.

Transportation

The Applicant proposes safe and adequate access to the adjacent road network.

Public Facilities

The proposed residential community may be classified as infill development that may be served by existing adequate public facilities.

Affordable Housing

The Applicant's proposal is below the recommended Plan density range, and, therefore, is not subject to the requirements of the Affordable Dwelling Unit Ordinance.

SACK HARRIS & MARTIN, P.C.

Ms. Regina Coyle
April 23, 2008
Page 3 of 3

Heritage Resources

The Applicant has worked closely with County representatives for Heritage Resources to identify the exact location of the cemetery on the Property. The Applicant will protect the cemetery before, during and after constructing the two houses.

Very truly yours,

SACK HARRIS & MARTIN, P.C.

A handwritten signature in black ink, appearing to read 'Keith C. Martin', written over the typed name.

Keith C. Martin

cc: Ned Malik



County of Fairfax, Virginia

MEMORANDUM

DATE August 21, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *Pgn*
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis and Environmental Assessment: RZ 2008-DR-006
VisionOnLine, Inc.

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ) application dated December 10, 2007 as revised through August 13, 2008, and proffers dated July 8, 2008. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The applicant, VisionOnLine, Inc., proposes to rezone a split-zoned parcel from the R-1 and C-8 districts to the R-1 district to develop two single family detached houses (Lots 8A and 8B) on a 2.1 acre site. Approximately 0.3 acre of the site is planned and zoned for commercial use. The majority of the subject property is planned for .2 to .5 dwelling unit per acre. One of the two proposed houses has almost completed construction. The proposed density is 0.95 dwelling units per acre for the subject site and 0.90 dwelling units per acre for the parent subdivision (excluding the subject application). A portion of the site contains a cemetery dating to the Civil War era. A cemetery delineation study completed this year located at least five graves. The cemetery is located within a cemetery access easement on the proposed western lot with access from Seneca Road. The driveway for the eastern lot will access Sherman Court and the driveway for the western lot will access Seneca Road.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in a small subdivision consisting of seven existing homes to the east of Seneca Road just north of a neighborhood shopping center located at the intersection of Georgetown Pike and Seneca Road. Properties to the north and east are planned for residential use at .2 to .5 dwelling unit per acre and developed with single family detached dwellings on lots slightly under an acre. To the south is a neighborhood shopping center planned for retail and other and zoned C-5 and to the southwest across Seneca Road is a property partially

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



planned for retail and other and zoned C-8. Across Seneca Road to the west of the site are single family detached dwellings planned at 1 – 2 dwelling units per acre and zoned R-1.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, UP2-Springvale Community Planning Sector, as amended through September 10, 2007, pages 80 to 81, the Plan states:

“The area along Seneca Road, north of its intersection with Georgetown Pike is currently planned for residential development at densities of .2-.5 and 1-2 dwelling units per acre. A small portion of this area at Seneca Road and Georgetown Pike is commercially zoned. Commercial development of these parcels should be limited to low intensity office and neighborhood retail uses, not to exceed .25 FAR, under the following conditions:

- Consolidation of commercially-zoned parcels (Tax Map 6-4((3))1, 2, 3, and 4), or the development of a single project on Tax Map 6-4((1))60B, which represents an earlier consolidation;
- Provision of substantial landscaped and/or naturally vegetated buffers to protect surrounding residential uses and provide a clear line of demarcation between any commercial development and the existing and planned low density residential uses to the north, east and west. Residentially zoned portions of these parcels should be used and maintained as open space buffers;
- Either office or retail development should be of high quality as demonstrated by consistent architectural treatment of all building facades in a style that uses materials and design elements that are compatible with the low density residential community. Any office development should be residential in character, in terms of scale, bulk, material, and component detail;
- Structures should not exceed 35 feet in height; and
- Right-in/right-out only access to a unified commercial development on Tax Map 6-4((1))60B may be provided from Georgetown Pike if approved by VDOT.”

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 7 to 19, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way. . . .”

COMPREHENSIVE PLAN MAP: Residential at .2 to .5 dwelling unit per acre and Retail & Other

LAND USE ANALYSIS

Use and Intensity The applicant is proposing to subdivide the 2.1 acre site and create two approximately one acre lots to develop two single family detached houses. Approximately 0.3 acre of the 2.1 acre subject property is planned for retail and other and the remainder of the property is planned for residential use at .2 to .5 dwelling unit per acre. (General Note #6 states the incorrect Comprehensive Plan reference and planned density.) The commercially planned portion of the site is located on the southwestern portion of the site bordering Seneca Road and the neighborhood shopping center built in 1998. A substantial vegetated buffer and six foot tall wood fence located on the shopping center site provides screening to the subject property and provides a clear line of demarcation between the existing commercial development and existing and proposed residential uses located to the north. The 0.3 acre commercially planned portion of the subject property is too small to be developed as a commercial use and is isolated from the adjacent shopping center which was developed in the last ten years. The shopping center is oriented to Seneca Road and Georgetown Pike with its rear facing the subject property. While the proposed residential development at .95 dwelling unit per acre does not strictly comply with the land use recommendations of the Comprehensive Plan, the ability to implement the .3 acre commercially planned portion of the property is now limited by the existing shopping center. The proposed residential development is in keeping with the parent subdivision and other surrounding residential development. As such, the proposed development would be compatible residential infill development and is found to be in keeping with the spirit and intent of the Comprehensive Plan's use and intensity recommendations for the subject property.

Site Design To create an improved site design from the initial application submission, Lot 8A will front on Sherman Court, the same as the existing homes in the parent subdivision and Lot 8B will front on Seneca Road, which is consistent with the orientation of other homes along Seneca Road. The current design eliminates the need for a long driveway accessing Sherman Court for Lot 8B, which would have bisected Lot 8A.

A cemetery access easement bisects Lot 8B and is located directly to the north of the proposed house and driveway. The easement is for a small cemetery dating to the Civil War era. A cemetery delineation study was prepared in February 2008. Based on this study, the applicant has shown a four foot tall metal fence with a gate surrounding the cemetery on the Generalized Development Plan (GDP).

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use.

Stormwater Management/Best Management Practices (SWM/BMP) The subject property is located in the Difficult Run watershed and is part of an existing subdivision. Runoff from the site sheet flows to an existing SWM pond located to the southeast of the property. The

SWM pond was designed for the existing subdivision and anticipated the development of the subject property. The applicant has requested a waiver of stormwater detention to utilize this pond. However, if required by the Department of Public Works and Environmental Services (DPWES), two proposed infiltration trenches will supplement the existing pond. The location of the two trenches is shown on the GDP, one on each of the two proposed lots. The applicant was asked to describe and/or depict what the proposed infiltration trenches would look like in order to ensure that any low impact development techniques ultimately employed on the subject property are attractive features that enhance the development. Water quality controls (BMPs) will be provided by an existing off-site regional pond. The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval of DPWES.

Vegetation The applicant has proposed a tree save area in the northern portion of the site, which is the only area of the site that currently contains substantial vegetation. A tree survey has determined that the vegetation in this area is in good condition. In addition, the applicant should ensure that minimal disturbance of existing vegetation occurs during the installation of the proposed fence surrounding the historic cemetery.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map shows a six to eight foot wide natural surface or stone dust trail along the Seneca Road frontage. The GDP shows a six foot wide trail along Seneca Road.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: August 6, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2008-DR-006)

SUBJECT: Transportation Impact

REFERENCE: RZ 2008-DR-006, VisionOnLine, Inc.
Traffic Zone: 1752
Land Identification: 6-4 ((12)) 8

Transmitted herewith are further comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated April 2, 2008, and revised through August 1, 2008. Over 30 years ago about 0.3 acre of the parcel was rezoned to the C-8 District. The applicant proposes to rezone the C-8 portion to R-1 so that the entire parcel is zoned R-1 and subdivide that parcel into two lots.

The latest revision shows proposed Lot 8B with direct access to Seneca Road. While VDOT has agreed to permit this access, it would perhaps be better for access to be to Sherman Court with a shared driveway. This would allow the residents of that lot to access Seneca Road via Jordan Lane at a greater distance from the intersection with Georgetown Pike and also not at the beginning of the right turn lane into Jordan Lane. In addition, access to Sherman Court would make that lot more connected to the Seneca Gate community.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: August 28, 2008

TO: Tracy Strunk, AICP
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ2008-DR-006
Tax Map No. 006-4-/12/ /0008

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Sugarland Run (B3) watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezonings</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Submain	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Main/Trunk	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Interceptor	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Outfall	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 16, 2008

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 08-DR-006
Seneca Gate Lot 8

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

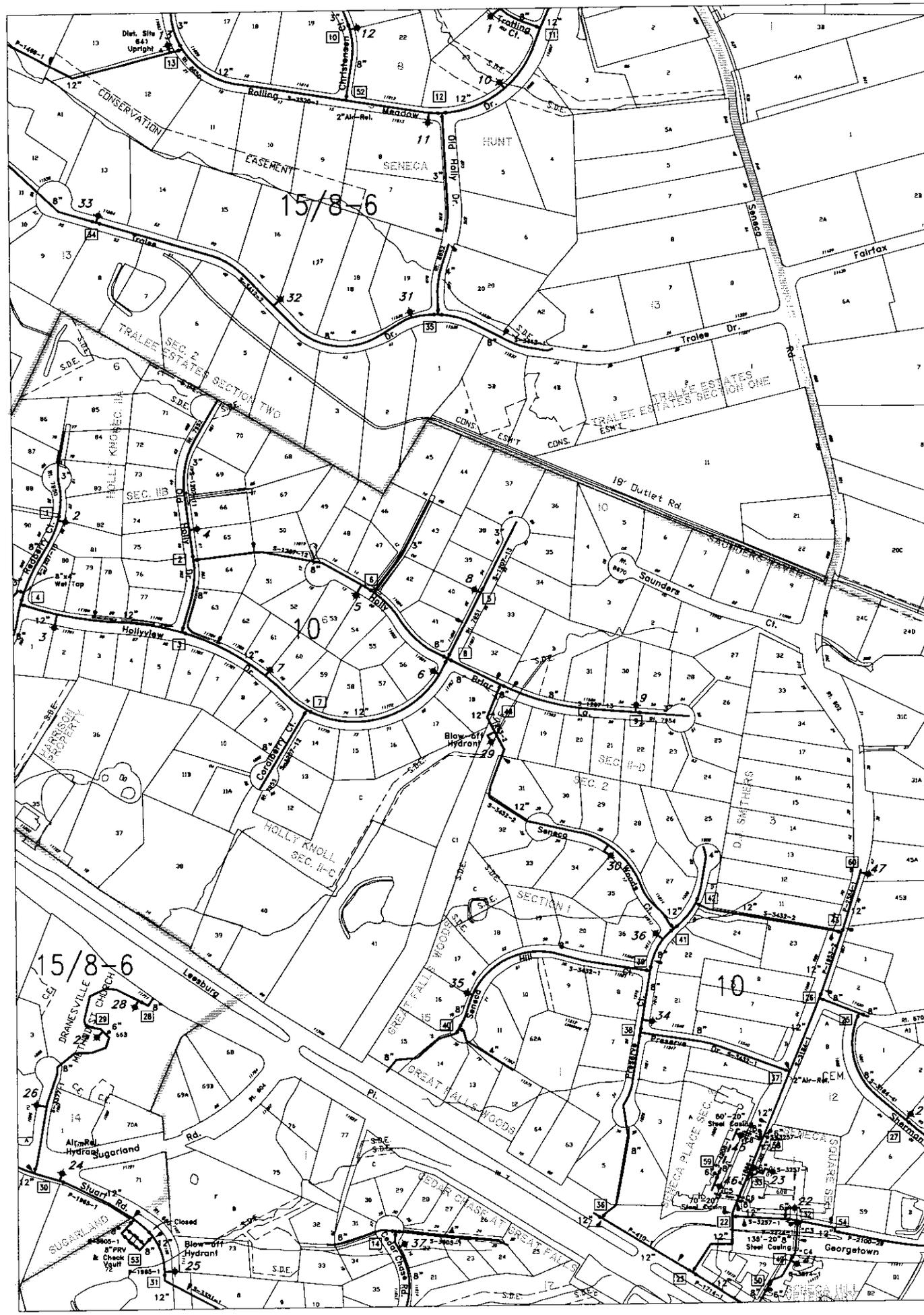
If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

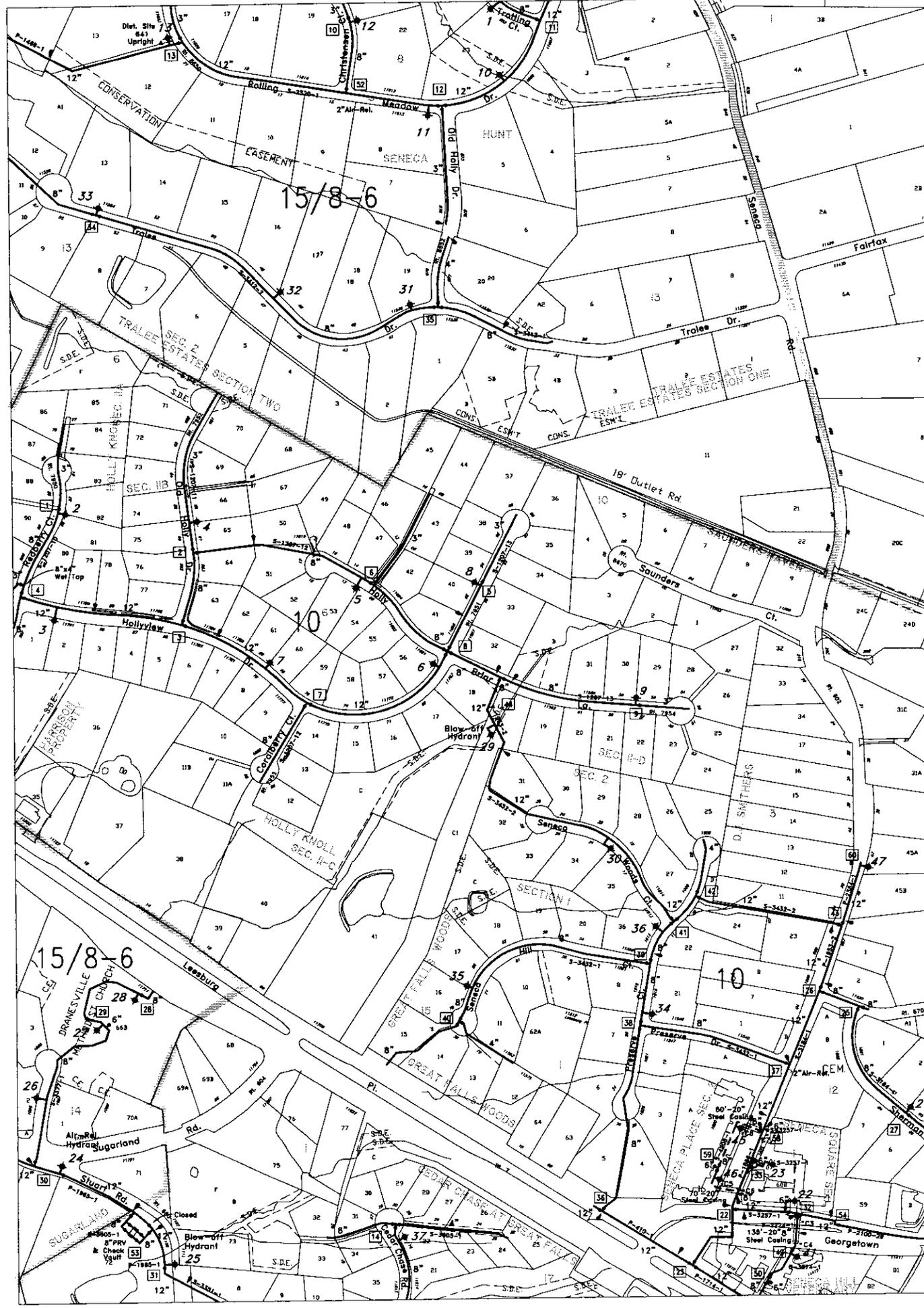
Enclosure



15/8-6

15/8-6

10



15/8-6

15/8-6

10



County of Fairfax, Virginia

MEMORANDUM

DATE: June 16, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Eric Fisher (246-3501)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application
RZ 2008-DR-006

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #439, **North Point**
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov





Department of Facilities and Transportation Services

**FAIRFAX COUNTY
PUBLIC SCHOOLS**

 Office of Facilities Planning
 10640 Page Avenue
 Fairfax, Virginia 22030

TO: Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division

FROM: Denise M. James, Director *DMJ*
 Office of Facilities Planning Services

SUBJECT: School Impact Analysis
 RZ 2008-DR-006, VisionOnline, Inc.

DATE: May 15, 2008

PLANNING AREA: 3273, Cluster I

ACREAGE: 2.09 acres

TAX MAP: 6-4 ((12)) 8

PROPOSAL: Rezone from the R-1 and C-8 Districts to the R-1 District to permit development of 2 single family detached dwelling units

COMMENTS: Currently the parcel is vacant. The proposed rezoning is not projected to generate any new students, which is depicted in the chart below, and there is no impact to surrounding schools.

PROPOSED - 2 Single family detached units

School level	Unit type / single family detached ratio	Maximum number of units	Maximum student yield
Elementary	0.239	2	0
Middle	0.069	2	0
High	0.172	2	0
			0 total

Attachment: Locator Maps



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager 
Park Planning Branch

DATE: June 13, 2008

SUBJECT: RZ 2008-DR-006, Seneca Gate
Tax Map Number: 6-4 ((12)) 8

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 2, 2008, for the above referenced application. The Development Plan shows two new single-family homes on a 2.1-acre parcel to be rezoned from C-8 to R-1 with proffers. Based on an average single-family household size of 3.22 in the Upper Potomac Planning District, the development could add three new residents (2 new – 1 existing = 1 x 3.22 = 3) to the Dranesville Supervisory District.

COMPREHENSIVE PLAN CITATIONS

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 6, p. 8)

“Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.”

“Policy a: Offset residential development impacts to parks and recreation resources, facilities and service levels based on the adopted facility service level standards (Appendix 2). The provision of suitable new park and recreational lands and facilities will be considered in the review of land development proposals in accordance with Residential Development Criteria - Appendix 9 of the Land Use element of the Countywide Policy Plan.”

“Policy b: To implement Policy a. above, residential land development should include provisions for contributions, or dedication, to the Park Authority of usable parkland and facilities, public trails, development of recreational facilities on

private open space, and/or provision of improvements at existing nearby park facilities.”

ANALYSIS AND RECOMMENDATIONS

Needs Assessment and Facility Standards Analysis:

Currently, there are 12 parks located within the one mile of the subject property. However, there is a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Holly Knoll, Shaker Woods, Great Falls Nike, Windermere, Dranesville Tavern, and Sugarland Run Stream Valley) meet only a portion of the demand for parkland generated by residential development in this area. In addition to parkland, the recreational facilities in greatest need in this area include 13 rectangle fields, 47 tennis courts, nine basketball courts, ten diamond fields and trails.

Recreational Impact:

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$2,679 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

SUMMARY OF RECOMMENDATIONS

The section summarizes the recommendations included in the preceding analysis section:

- Contribute \$2,679 to the Park Authority to offset recreational impact on nearby facilities.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Tracy Swagler

cc: Cindy Walsh, Acting Director, Resource Management Division
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE:**TO:**

Tracy Swagler, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM:

Elfatih Salim, Senior Engineer III *ES*
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT:

Rezoning Application RZ 2008-DR-006; Seneca Gate, Lot 8;
Rezoning/Generalized Development Plan dated April 02, 2008 (GDP), Tax Map
#006-4-12-00-0008 (Site), LDS Project #009062-ZONA-001-1; Sugarland Run
and Difficult Run Watersheds; Dranesville District

RECEIVED
Department of Planning & Zoning

JUL 10 2008

Zoning Evaluation Division

We have reviewed the referenced submission and offer the following comments:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) designated on this Site.

Two infiltration trenches are proposed to comply with water quality control requirements. The applicant needs to show the BMP Facilities Design Calculations following the Occoquan Method in Chapter 4 of the Northern Virginia BMP Handbook.

Floodplain

There is no regulated floodplain on the Site.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

The applicant indicates that two infiltration trenches and an off-site pond will be used to provide stormwater detention for this development. The stormwater detention waiver #009062-WSWD-001-1 has expired.

A private maintenance agreement for the infiltration trenches will be needed prior to construction plan approval.

Site Outfall

The extent of outfall review for DPZ applicants is not where runoff from your site meets a 90% or larger watershed. The Zoning Ordinance stipulates that a description of each site outfall extended downstream to a point that is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) has to be shown on the plan.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



Tracy Swagler, Staff Coordinator
RZ 2008-DR-006
Page 2 of 2

Please contact me at 4-1720 if you have any questions or require further clarification.

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application File

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		