



FAIRFAX COUNTY

RZ/FDP APPLICATION FILED: February 9, 1998
PLANNING COMMISSION: July 8, 1998
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

June 24, 1998

STAFF REPORT

APPLICATION RZ/FDP 1998-SU-007

SULLY DISTRICT

APPLICANT:	Alban Development Corporation
CURRENT ZONING:	R-1
PROPOSED ZONING:	PDH-5
PARCEL(S):	25-3 (1)) 1
ACREAGE:	16.01 acres
DENSITY:	6 dwelling units per acre (including bonus units and ADUs)
PLAN MAP:	Industrial Use (Text provides an option for residential use at 4-5 du/ac)
PROPOSAL:	Request to rezone 16.01 acres from the R-1 (Residential-One Dwelling Unit Per Acre) District to the PDH-5 (Planned Development Housing - Five Dwelling Units Per Acre) District. The Conceptual/Final Development Plan (CDP/FDP) that accompanies this application reflects the development of 96 townhouse units at a density of 6 dwelling units per acre (including bonus and ADU units).

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 1998-SU-007 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 1998-SU-007 subject to the development conditions contained in Appendix 2 and to the Board's approval of RZ 1998-SU-007.

Staff recommends approval of a modification of the transitional screening requirement along the northern boundary to that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along the northern boundary.

Staff recommends approval of a waiver of the 600 foot maximum length of private streets.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



American with Disabilities Act (ADA); Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

REZONING APPLICATION /
RZ 1998-SU-007

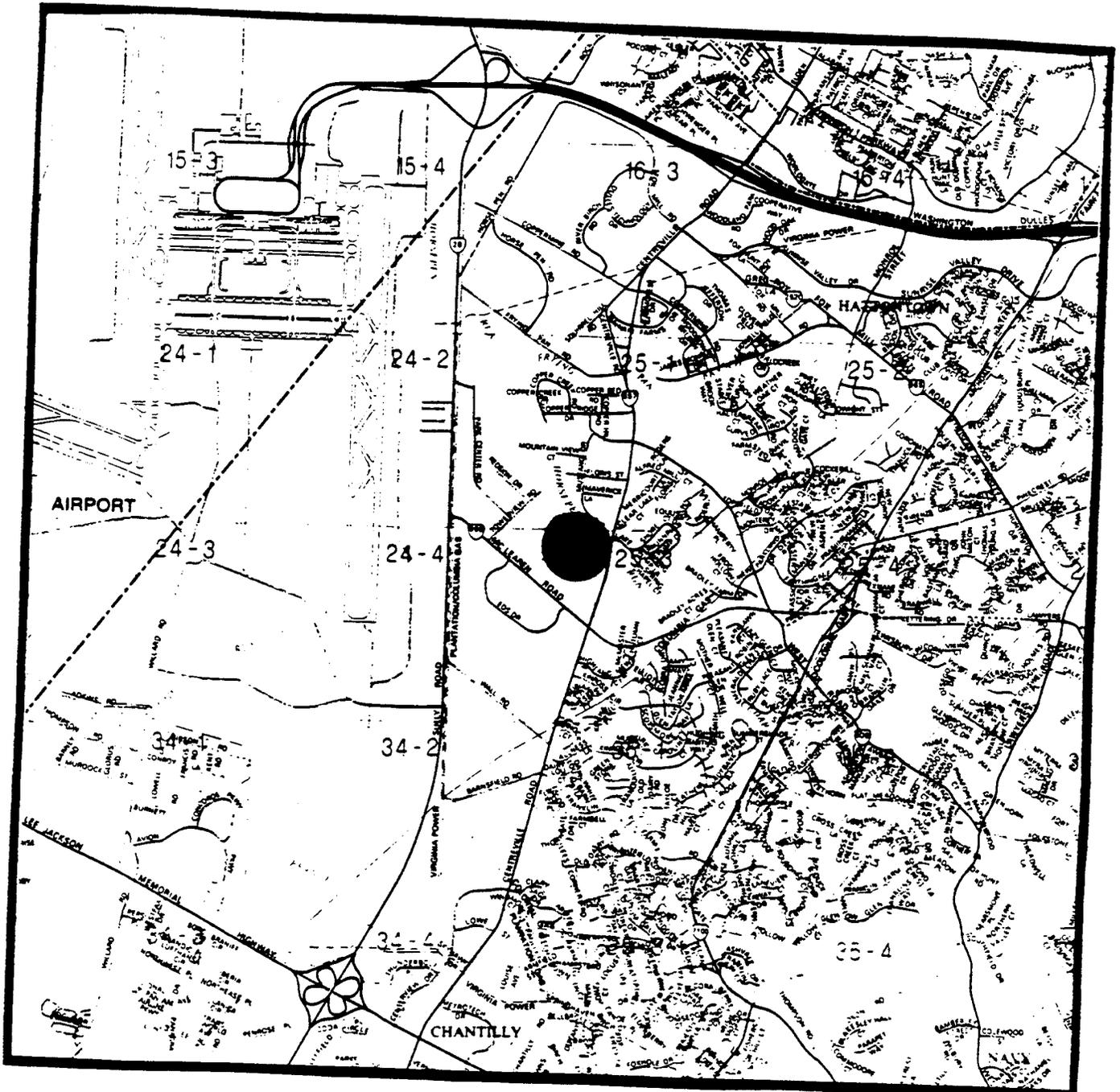
FINAL DEVELOPMENT PLAN
FDP 1998-SU-007

FILED 02/09/98

FILED 02/09/98

ALBAN DEVELOPMENT CORPORATION
TO REZONE: 16.01 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-5
DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: WEST SIDE OF CENTREVILLE ROAD, APPROXIMATELY
1500 FEET NORTH OF THE INTERSECTION
OF CENTREVILLE ROAD AND MCLEAREN ROAD
ZONING: R-1
TO: PDH-5
OVERLAY DISTRICT(S):
MAP REF 025-3- /01/ /0001-

ALBAN DEVELOPMENT CORPORATION
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 16.01 ACRES OF LAND; DISTRICT - SULLY
LOCATED: WEST SIDE OF CENTREVILLE ROAD, APPROXIMATELY
1500 FEET NORTH OF THE INTERSECTION
OF CENTREVILLE ROAD AND MCLEAREN ROAD
ZONING: PDH-5
OVERLAY DISTRICT(S):
MAP REF 025-3- /01/ /0001-



REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 1998-SU-007

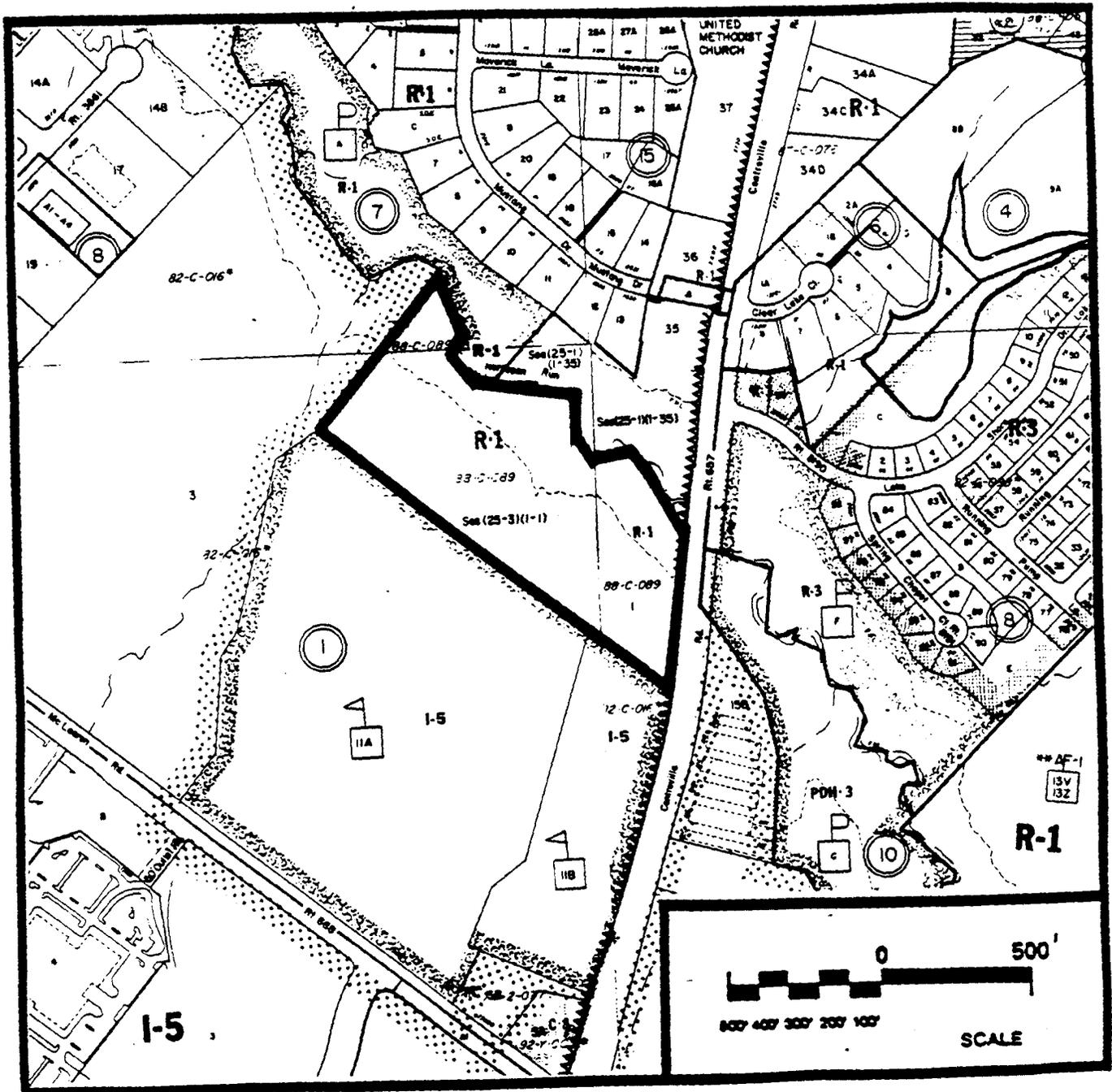
FDP 1998-SU-007

FILED 02/09/98

FILED 02/09/98

ALBAN DEVELOPMENT CORPORATION
 TO REZONE: 16.01 ACRES OF LAND; DISTRICT - SULLY
 PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDM-5
 DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
 LOCATED: WEST SIDE OF CENTREVILLE ROAD, APPROXIMATELY
 1500 FEET NORTH OF THE INTERSECTION
 OF CENTREVILLE ROAD AND MCLEAREN ROAD
 ZONING: R-1
 TO: PDM-5
 OVERLAY DISTRICT(S):
 MAP REF 025-3- /01/ /0001-

ALBAN DEVELOPMENT CORPORATION
 FINAL DEVELOPMENT PLAN
 PROPOSED: RESIDENTIAL DEVELOPMENT
 APPROX. 16.01 ACRES OF LAND; DISTRICT - SULLY
 LOCATED: WEST SIDE OF CENTREVILLE ROAD, APPROXIMATELY
 1500 FEET NORTH OF THE INTERSECTION
 OF CENTREVILLE ROAD AND MCLEAREN ROAD
 ZONING: PDM-5
 OVERLAY DISTRICT(S):
 MAP REF 025-3- /01/ /0001-



LANDSCAPE LEGEND:

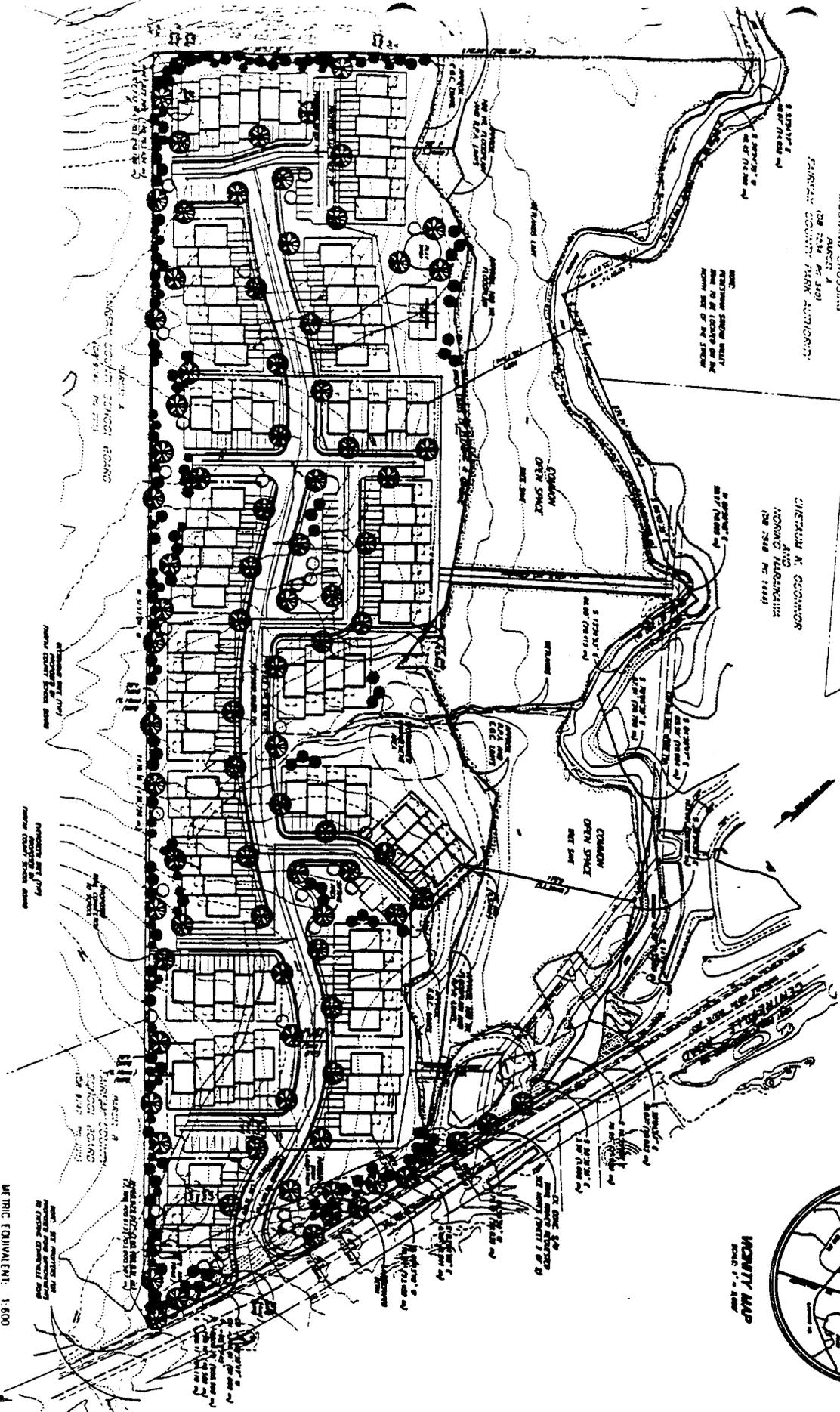
- 10' ROUND TREE (LARGE)
- 6' ROUND TREE (SMALL)
- 12' ROUND TREE (MEDIUM)

AUSTRIAN CROSSING
 PARCELS 1
 (200 7234 SQ. FT.)
 CHARLES COUNTY PARK ADJACENT

CHATEAU N. COMMON
 PARCELS 2
 (200 7248 SQ. FT.)



LOCALITY MAP
 SCALE: 1" = 1 MILE



CONCEPTUAL/FINAL DEVELOPMENT PLAN
 PRELIMINARY SUBDIVISION PLAN
POOLE PROPERTY



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12700 Park Lakes Circle, Suite 100, Fairfax, VA 22030
 (703)440-6100 (703)440-6100 (Fax)
 BCInfo@bcva.com

DATE: 07/11/07	BY: [Signature]
SCALE: 1" = 100'	
SHEET: 1 OF 4	
PROJECT: POOLE PROPERTY	
CLIENT: [Name]	
DATE: 07/11/07	
DESIGNER: [Name]	
CHECKER: [Name]	
APPROVED: [Signature]	
PROJECT MANAGER: [Name]	
CONTRACT NUMBER: [Number]	
ALIAN DEVELOPMENT CORP. 7037 LANE HIDE DRIVE WOODBRIDGE, VIRGINIA 22190	

METRIC EQUIPMENT: 1:800

SITE TABULATION

Code No. (of 201)	Description	Quantity	Unit
1	CONCRETE	100	sq. ft.
2	ASPHALT DRIVE	100	sq. ft.
3	GRAVEL DRIVE	100	sq. ft.
4	GRAVEL DRIVE	100	sq. ft.
5	GRAVEL DRIVE	100	sq. ft.
6	GRAVEL DRIVE	100	sq. ft.
7	GRAVEL DRIVE	100	sq. ft.
8	GRAVEL DRIVE	100	sq. ft.
9	GRAVEL DRIVE	100	sq. ft.
10	GRAVEL DRIVE	100	sq. ft.

TREE COVER REQUIREMENTS

Code No. (of 201)	Description	Quantity	Unit
1	CONCRETE	100	sq. ft.
2	ASPHALT DRIVE	100	sq. ft.
3	GRAVEL DRIVE	100	sq. ft.
4	GRAVEL DRIVE	100	sq. ft.
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10	GRAVEL DRIVE	100	sq. ft.

GENERAL NOTES

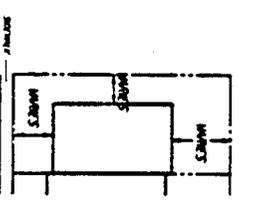
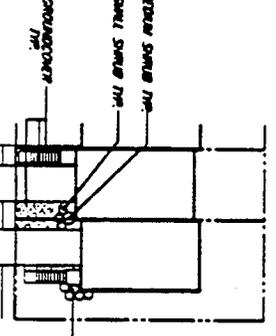
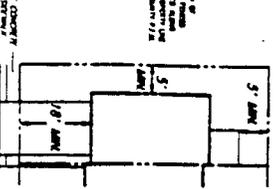
1. THE USE OF ANY MATERIALS NOT SPECIFICALLY LISTED IN THIS PLAN IS AT THE DISCRETION OF THE DEVELOPER.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
5. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAY AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
6. THE DEVELOPER SHALL MAINTAIN THE EXISTING SIDEWALKS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
7. THE DEVELOPER SHALL MAINTAIN THE EXISTING CURBS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
8. THE DEVELOPER SHALL MAINTAIN THE EXISTING GUTTERS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
9. THE DEVELOPER SHALL MAINTAIN THE EXISTING LIGHT FIXTURES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
10. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.

ZONING ORDINANCE - ARTICLE 16-502

1. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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8. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
9. THE DEVELOPER SHALL MAINTAIN THE EXISTING FENCE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
10. THE DEVELOPER SHALL MAINTAIN THE EXISTING SIGNAGE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.

ZONING ORDINANCE - ARTICLE 16-501

1. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
2. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
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TYPICAL LOT LAYOUT
NOTE: THE LOT DIMENSIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.
SCALE: 1" = 20'

TYPICAL LOT LANDSCAPING
NOTE: THE LOT DIMENSIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.
SCALE: 1" = 20'

TYPICAL ADJL LAYOUT
NOTE: THE LOT DIMENSIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.
SCALE: 1" = 20'

**CONCEPTUAL/FINAL DEVELOPMENT PLAN
TABULATIONS AND NOTES
POOLE PROPERTY**



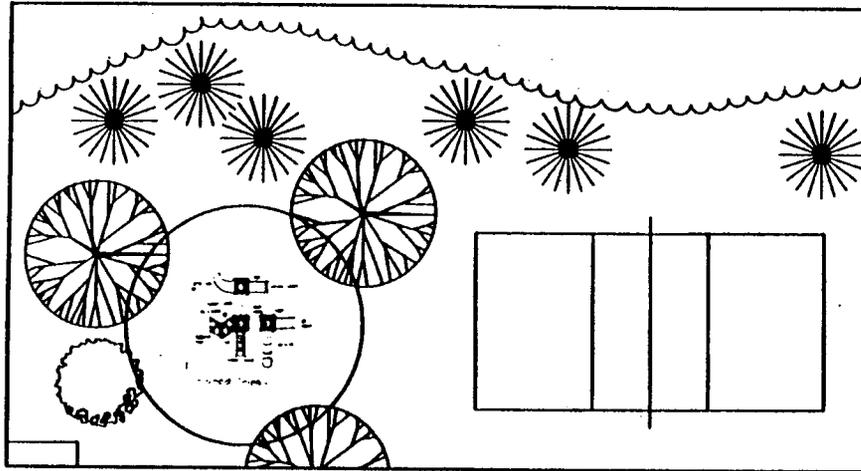
BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
17700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)440-0100 (703)440-0100 (Fax)
BC@bcva.com

DATE: 01/20/2011	SHEET: 3 OF 4
PROJECT: POOLE PROPERTY	SCALE: 1" = 20'
DRAWN BY: [Name]	CHECKED BY: [Name]
DATE: 01/20/2011	SCALE: 1" = 20'

LANDSCAPE LEGEND:

-  DECIDUOUS TREE (LARGE)
-  DECIDUOUS TREE (SMALL)
-  EVERGREEN TREE (MEDIUM)

NOTE: TREE SYMBOLS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



PLAY AREA ENLARGEMENT

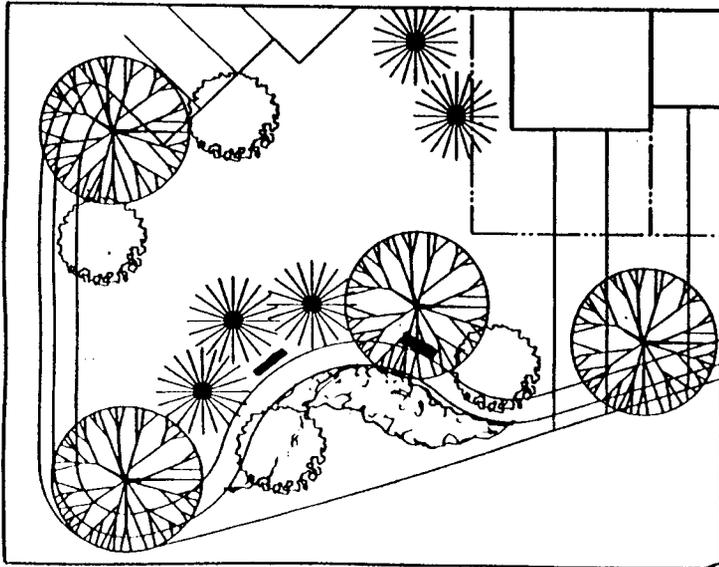
(For Illustrative Purposes Only)
Scale: 1"=10'

PLAY AREA:

COMPANY: BURKE PLAYGROUND AND RECREATION EQUIPMENT
1819 7TH STREET, N.W.
WASHINGTON, DC 20001
(OR EQUIVALENT)

EQUIPMENT: F2000-130
COLOR: TAN TUBES AND SLIDES, GREEN POSTS,
AND BROWN PLATFORMS.
MATERIALS: POLYETHYLENE AND AL3081 ALUMINUM ALLOY

NOTE: THE ITEMS LISTED ARE TYPICAL AND MAY BE CHANGED
WITH FINAL ENGINEERING, DESIGN AND CONSTRUCTION.



SITTING AREA ENLARGEMENT

(For Illustrative Purposes Only)
Scale: 1"=10'



ENTRANCE SIGN DETAIL

(For Illustrative Purposes Only)
Scale: 1"=2'-0"

BC Consultants
Landscape Architecture & Planning
1210 Park Road, N.W., Suite 100
Washington, D.C. 20004
(202) 331-1111
www.bcconsultants.com



LANDSCAPE ENLARGEMENT DETAILS
PRELIMINARY SUBDIVISION PLAN
POOLE PROPERTY
COURTNEY W. POOLE, ARCHITECT

DATE: APRIL 1999	SCALE: 1/8"=1'-0"	SHEET: 3 OF 4
DESIGNED BY: PLR	CHECKED BY: JPS	DATE: APRIL 1999
DRAWN BY: TL	SCALE: 1/8"=1'-0"	SHEET: 3 OF 4
CHECKED BY: JPS	DATE: APRIL 1999	SCALE: 1/8"=1'-0"
DATE: APRIL 1999	SCALE: 1/8"=1'-0"	SHEET: 3 OF 4
DESIGNED BY: PLR	CHECKED BY: JPS	DATE: APRIL 1999
DRAWN BY: TL	CHECKED BY: JPS	DATE: APRIL 1999
CHECKED BY: JPS	DATE: APRIL 1999	SCALE: 1/8"=1'-0"
DATE: APRIL 1999	SCALE: 1/8"=1'-0"	SHEET: 3 OF 4
DESIGNED BY: PLR	CHECKED BY: JPS	DATE: APRIL 1999
DRAWN BY: TL	CHECKED BY: JPS	DATE: APRIL 1999
CHECKED BY: JPS	DATE: APRIL 1999	SCALE: 1/8"=1'-0"
DATE: APRIL 1999	SCALE: 1/8"=1'-0"	SHEET: 3 OF 4

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Application RZ 1998-SU-007 requests rezoning of 16.01 acres from the R-1 (Residential-One Dwelling Unit Per Acre) District to the PDH-5 (Planned Development Housing - Five Dwelling Units Per Acre) District. The Conceptual/Final Development Plan (CDP/FDP) that accompanies this application reflects the development of 96 townhouse units at a density of 6 dwelling units per acre (including bonus and ADU units).

Waivers and/or Modifications:

Modification of the transitional screening requirement and a waiver of the barrier requirement along the northern boundary.

Waiver of the 600 foot maximum length of private streets.

LOCATION AND CHARACTER

Site Description:

The 16.01 acre site is located on the east side of Old Centreville Road at its intersection with Centreville Road. The subject property is undeveloped and consists of one parcel that includes a mixture of hardwoods and softwoods and a stream valley for Horsepen Run located along the northern boundary of the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Park Authority stream valley park and vacant land; A single-family detached home, beyond.	R-1	Public Park
South	Fairfax County School Board property (middle school under construction, Parcel A; Parcel B undisturbed)	I-5	Industrial Use
East	Mini-warehousing est. and Horsepen Run stream valley park	I-5	Public Park and Industrial Use
West	Undeveloped	I-5	Industrial Use

BACKGROUND

- On September 14, 1989, the Planning Commission recommended that the Board of Supervisors approve RZ 88-C-089 to rezone the subject 16+ acres from the R-1 District to the I-5 District to develop the site with industrial, office, financial institution, warehousing and associated retail uses at a FAR of 0.38. Prior to Board of Supervisors consideration, the application was indefinitely deferred.
- In a letter to the applicant's agent dated November 14, 1994, the County dismissed the subject application due to failure of the applicant to prosecute the application.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area III

Planning Sector: Dulles Suburban Center of the Upper Potomac Planning District (Land-unit D-2)

Text:

In APR Item #: 97-III-1UP, adopted by the Board of Supervisors on November 17, 1997, under the heading, "Land Unit D-2," the Plan states:

"4. As an option, Tax Map 25-3 ((1)) 1 may be appropriate for residential use at 4-5 du/ac. The opportunity for residential use on the parcel should not impede the implementation of the Plan's guidance that this land unit be developed for light industrial and industrial/flex uses..."

Plan Map: Industrial Use

ANALYSIS

Conceptual/Final Development Plan (CDP/FDP) (Copy at front of staff report)

Title of CDP/FDP: "Poole Property" (Sheets 1-4)

Prepared By: BC Consultants

Original and Revision Dates: January, 1998, revised through June 22, 1998

The revised CDP/FDP consists of four sheets. Sheet 1 illustrates the site layout of the proposed residential development and landscaping treatment. Sheet 2 contains the site tabulations, general notes, typical lot layouts and landscaping

and the comments on the Article 16 (16-101 and 102) requirements. Sheet 3 provides details of the tot lot and volleyball court areas, the sitting area and the entrance sign. Sheet 4 illustrates architectural renderings for the townhouse units.

The proposed development, as depicted on Sheet 1 consists of 96 townhouse dwelling units for a density of 6 du/ac (including bonus units and ADUs). The unit types include one- and two-car garages with the units either located along the spine road of the site or accessed from Centreville Road via spine road. A stormwater management (SWM) pond is proposed along the north-central portion of the site.

A centrally located pedestrian sitting area, a tot lot and a volleyball court are provided as active and passive recreational facilities for the future residents of the community. A pedestrian pathway system is provided to link the proposed units to the recreational amenities, the school site and to Centreville Road. An existing concrete sidewalk is proposed to remain along the Centreville Road frontage of the subject site. The applicant is requesting a waiver of the countywide asphalt trail (Type I) requirement in this location based on the existing sidewalk remaining in this location. Additionally, a four foot wide sidewalk is proposed throughout the site. As depicted on Sheet 3 of the CDP/FDP, benches, children's play equipment and various deciduous and evergreen plantings are proposed in the tot lot, volleyball court and sitting area. The architectural renderings, as depicted on Sheet 4, provide materials consistent with the adjacent developments and indicate three story structures with garages.

Approximately 55% of the total 16.01 acre site will be provided as open space including an EQC (Stream Valley for Horsepen Run) located along the northern boundary of the subject site that the applicant has proffered to be dedicated to the Fairfax County Park Authority. As shown on Sheet 1, the existing vegetation will remain in the stream valley, while a combination of large, medium and small deciduous trees and evergreen trees are proposed throughout the subject site and along those boundaries adjacent to the school site located to the south. It should be noted that the CDP/FDP indicates provisions for fenced-in rear yards for the units located along the southern border of the subject site to further buffer the subject development from the school site (under construction) and the vacant school owned property zoned I-5. The plan also illustrates a combination of deciduous and evergreen trees as part of the berm to be located along the Centreville Road frontage of the subject property to mitigate noise impacts to the proposed units.

Access to the site is provided via one point along Centreville Road. All streets interior to the subject development will be private. There are 231 parking spaces provided through a combination of garage, driveway and surface parking spaces.

Transportation Analysis (Appendix 6)

All transportation issues for the subject request have been addressed in the revised CDP/FDP, proposed development conditions and the draft proffers. Specifically, the applicant has provided (in the draft proffers) a northbound left turn lane and an escrow of funds to construct a third travel lane along the Centreville Road frontage of the site and provisions for vehicle turnaround areas to be located at the end of the longer travel aisles have been addressed in the proposed development conditions.

Environmental Analysis (Appendix 7)

Issue: Highway Noise

A highway noise study was performed for Centreville Road (Route 28) and resulted in noise attenuation measures being necessary along the eastern portion of the site. The CDP/FDP (landscaped berm) and the draft proffers have addressed mitigation measures to accommodate these concerns.

Public Facilities Analysis (Appendices 8-13)

As stated in the Department of Public Works (DPW) comments (Appendix 8), the site is in the Middle Horsepen segment of the Horsepen Creek Watershed. Additionally, Regional Pond H-2 is proposed adjacent to the subject site (to the south). Comments by Public Works state that the applicant should provide on-site land rights for future implementation of the proposed pond. The applicant has revised the CDP/FDP to address this issue.

The sanitary sewer analysis (Appendix 9) notes that the property is located in the Horsepen Creek (A1) Watershed and will be sewerred into the Blue Plains Treatment Plant. There is an existing 24-inch line within an easement and on the application property which is adequate for the proposed uses at the present time. The water service analysis (Appendix 10) notes that the application is within the franchise area of the Fairfax County Water Authority and that adequate water service is not available at the site. An off-site water main extension is required and is located approximately 50 feet east on Centreville Road. The comments from Fire and Rescue (Appendix 11) state that the application property is serviced by the #36 Frying Pan Fire and Rescue Station and the site currently meets fire protection guidelines. Comments from the Fairfax County Park Authority (Appendix 12) request \$67,984 to acquire/develop park and recreational facilities at a nearby park and suggests that the applicant provide a tot lot for children up to age five and a play area for those age six and older. The applicant has not addressed the monetary request but has provided a tot lot and a volleyball court to address the on-site facilities request. The Park Authority also requests dedication of the Horsepen Run as an addition to the Horsepen Run Stream Valley Park. The draft proffers provide the requested dedication. The Park Authority analysis further expresses concern with the

stormwater runoff into the floodplain and the delineation of wetlands on the subject site. The applicant has provided documents noting the size and location of wetlands based on the Army Corps of Engineers (COE) guidelines and will be required to demonstrate, to the satisfaction of DPW&ES and COE, that the proposed work falls within the scope of the Nationwide Permits. A countywide pedestrian trail is required along Horsepen Run and the Park Authority requests that the applicant provide the stream valley trail on the south side of Horsepen Run with a stream crossing to connect to the trail located on the north side of the stream. The applicant has noted that the existing trail is located on the north side of the stream and should be continued on the north side of the stream. The applicant has further proffered to escrow an amount, to be determined at site plan review, necessary to construct the stream valley trail (In case the Park Authority can obtain an easement to locate the trail on the north side of Horsepen Run). The Schools analysis (Appendix 13) notes that Floris Elementary School and Chantilly High School currently exceed capacity. Chantilly will be relieved by the opening of the new high school at Westfields in the school year 2000-01.

Land Use Analysis (Appendix 5)

The complete land use analysis is located in Appendix 5 of this report. Approval of the subject request (per a revised CDP/FDP dated April 10, 1998) would result in a residential density of 5 dwelling units per acre excluding bonuses and ADUs (6 dwelling units per acre including bonuses and ADUs). As previously quoted, the Comprehensive Plan provides guidance on land use and intensity for the property. The Plan recognizes the subject area for industrial and industrial flex uses with an option for residential uses at 4-5 du/ac based on certain conditions being met such as provisions for buffering and screening to mitigate noise, light and other nuisances from adjacent non-residential uses, a layout design that considers the adjacent school and possible industrial and/or industrial flex uses and the dedication of the EQC/RPA to the Board of Supervisors, with possible future dedication to the Park Authority.

Staff believes that the proposed application and development plan are in conformance with the optional use and density recommendations of the Comprehensive Plan, including provisions to address the aforementioned conditions. The proposed residential development responds to the Comprehensive Plan guidance for residential use at a density of 4-5 dwelling units per acre (4.80-6 du/ac. including the 20% bonus density). The Residential Density Criteria are applicable to the subject proposal. At a proposed density of 6 du/ac, the application is at the upper limit of the density range recommended in the Plan. As such, the proposal should satisfy three-fourths (3/4) of the applicable Residential Development Criteria specified in the Policy Plan adopted August 6, 1990, amended April 8, 1991. Staff's evaluation of these criteria is as follows:

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off-site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. **(FULL CREDIT)**

As mentioned above, the subject site is in conformance with the land use and density recommendations of the Comprehensive Plan. Various roadway and pedestrian circulation improvements have been proposed with the application to mitigate possible impacts of the project on the surrounding area. The applicant will provide additional plantings (on-site) along the southern boundary adjacent to the middle school site (under construction) and the remainder of the School Board property to mitigate the visual impact on the residential development. Those townhouse units located south of the spine road of the subject site will include fenced-in rear yards. Additionally, the school site's landscaping plan indicates a combination of deciduous and evergreen trees to be planted along its border with the subject site. The EQC (common open space) area includes existing hardwoods and softwoods that will predominantly be preserved (with the exception of minor encroachments for utilities) and will be dedicated to the Park Authority to be included in the stream valley park system. Architectural elevations depict materials that are of high quality and are consistent with the design of the adjacent developments. The draft proffers as well as the landscaped berms shown on the CDP/FDP address noise attenuation measures along the Centreville Road frontage of the site. Also, the draft proffers address provisions for energy conservation within the structures through construction techniques.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community. **(FULL CREDIT)**

The Department of Public Works has requested on-site land rights for future implementation of the proposed Regional Pond to be located south of the subject site. Specifically, an easement along the southwestern portion of the subject site is necessary to accommodate regional drainage concerns. The applicant's revised CDP/FDP and draft proffers provide the for the necessary easement.

3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **(NOT APPLICABLE)**
4. Contribute to the development of specific transportation improvements that off-set adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(NOT APPLICABLE)**
5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(NOT APPLICABLE)**
6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy. **(FULL CREDIT)**

The draft proffers dedicate the EQC to the Park Authority to be included as part of the stream valley park system. The CDP/FDP provides landscaped open space areas throughout the development (55%), including the EQC and a trail system connecting the residential buildings with a proposed common sitting area, the school site and the Centreville Road frontage.

7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation and enhancement to environmental resources must be in excess of ordinance requirements. **(FULL CREDIT)**

The applicant's draft proffers dedicate the EQC to the Park Authority and the CDP/FDP indicates preservation of wetlands along the central portion of the subject site and provides additional vegetative screening along the southern border of the site.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(FULL CREDIT)**

The applicant is providing 12 affordable dwelling units in accordance with Section 2-801 of the Zoning Ordinance.

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage. **(NOT APPLICABLE)**
10. Integrate land assembly and/or development plans to achieve Plan objectives. **(NOT APPLICABLE)**

The applicant has satisfied a sufficient number of the applicable Residential Density Criteria and has justified the requested density of 6 dwelling units per acre.

As stated on pages 150 and 151 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Dulles Suburban Center Land Unit Recommendations," the Plan states development proposals at the baseline or optional levels must be responsive to certain development criteria (as stated in Appendix 5) which apply to all sites in the Dulles Suburban Center. As stated in Appendix 5 (Land Use Analysis) and further described in the residential density criteria analysis, the subject proposal adheres to the criteria necessary to achieve the planning objectives for the Dulles Suburban Center.

ZONING ORDINANCE PROVISIONS (Appendix 14)

The requested rezoning of the 16.01 acre site to the PDH-5 District must comply with the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

The applicant has requested rezoning to the Planned Development Housing District (PDH-5) District and approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP). According to the Zoning Ordinance, PDH Districts are intended to encourage innovative and creative design and are to be designed, among others, to "ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; and to encourage the provision of dwellings within the means of families of low and moderate income..."

PDH districts provide the opportunity to develop a site with a mix of residences and secondary uses and to provide more open space than would be required in a conventional zoning district. The CDP/FDP depicts a townhouse development with an abundance of open space (55%) including an EQC and active and passive recreation areas. The applicant has provided a unit type which is

compatible with the existing and proposed adjacent uses. Buffers for the development have been designed to provide periphery screening from the adjacent sites located to the north, south and east (across Centreville Road). An extensive landscape screening area will be achieved through cooperation between the subject development and the school site located to the south by the school and the applicant cooperating to provide extensive vegetation along the adjacent border. A total of twelve (12) ADU units have been provided by the applicant, which meets the requirement of the ADU Ordinance. Staff believes that the subject proposal meets the purpose and intent of the PDH District regulations.

The proposed 16.01 acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 6 dwelling units per acre (including bonus and ADU units) satisfies the maximum density requirements of 6 du/ac for the PDH-5 District (Sect. 6-109) when including bonus and ADU units.

Section 6-110 requires a minimum of twenty percent (20%) open space in a PDH-5 ADU development; the application proposes (55%) open space.

In addition, according to Par. 2 of Sect. 6-110, the applicant is required to provide either developed recreational facilities, escrow with DPW&ES cash for use by the future homeowners association to construct the facilities or contribute funds to the Park Authority for the development/acquisition/maintenance of parks in the area. Facilities, including a tot lot/ play area, a volleyball court and a sitting area with pedestrian trails will be constructed within the applicant's proposed open space areas to fulfill the required \$955.00 per residential unit for the development of recreational facilities in the subject area.

Section 16-101

The application satisfies the General Standard which requires substantial conformance with the Comprehensive Plan. As discussed in the Land Use Analysis, the proposed development of 96 townhouse units at a density of 6 dwelling units per acre has satisfied all the site-specific Plan conditions for development in the Dulles Suburban Area and the Residential Density Criteria provisions.

The second General Standard requires that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. Development of the subject site under the conventional R-5 Zoning District would require 20% common open space (as opposed to the 55% provided on the CDP/FDP). In addition, the applicant's design provides for the provision of buffers designed to allow for placement of a townhouse development adjacent to more sensitive areas, such as a school site

and undeveloped industrial property currently owned by the School Board located to the south. In staff's analysis, the second General Standard has been met.

The third General Standard requires that the planned development shall efficiently utilize the available land and protect and preserve to the extent possible all scenic assets and natural features, such as trees, streams, and topographic features. The design of the planned development protects an existing EQC on the development and provides 55% open space with a combination of existing deciduous and evergreen trees and supplemental shade, evergreen and ornamental trees to be planted around the southern periphery of the subject site and within the interior open space areas. Staff believes that the proposed development plan provides a high quality environment with a combination of building spacing (for open space areas) and replacement landscaping. Therefore, staff believes that this standard has been met.

The fourth General Standard requires that the proposed development be designed to prevent substantial injury to the use and value of existing surrounding development and to not hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. As mentioned earlier, the applicant has provided a perimeter buffer of trees along the southern boundary and preserved the existing vegetation within the EQC. Additionally, the properties located to the north, east and west are either developed or planned for public parks or industrial development. Staff believes the subject proposal will not cause injury to the use and value of the properties surrounding the subject site. Therefore, in staff's analysis, the fourth General Standard has been met.

The fifth General Standard requires that the planned development be located in an area where transportation, police and fire protection and other public facilities are available and adequate for the proposed use. As discussed in the Public Facilities section of this report, fire and rescue, sewer and water are adequate for the proposed development. SWM has been provided on-site but will be fully addressed during site plan review. A stormwater drainage easement has been provided by the applicant to accommodate the regional pond to be located south of the subject property. The only deficiencies are at the elementary and high school levels where membership already exceeds capacity. Therefore, in staff's analysis, the fifth General Standard has been met.

The sixth General Standard requires that the planned development provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. The proposed development has been reviewed by the Office of Transportation for access, both to the existing public street system and within, and all issues have been addressed in the draft proffers. In staff's analysis, the sixth General Standard has been met.

Section 16-102

The design standards cited in Sect. 16-102 of the Zoning Ordinance require, in Par. 1, that at the peripheral lot lines, the bulk regulations of the proposed development and landscaping and screening provisions generally conform with the provisions of the most comparable conventional district. Par. 2 addresses the parking and open space Ordinance requirements. Par. 3 stipulates that streets and driveways generally conform to applicable County regulations and standards and that the development addresses recreational amenities and pedestrian circulation.

The bulk requirements of the R-5 District for ADU developments, the most comparable conventional district, requires a front yard setback for residential buildings of 5 feet (controlled by a 15° ABP) from the right-of-way, which has been provided for all the townhomes. Minimum rear yard setback for all structures of 16 feet (controlled by a 25° ABP) is required, which has been provided. Minimum side yard setback for all structures within the R-5 District of 8 feet (controlled by a 15° ABP) is required and has been met. The adjusted maximum density for ADU developments is 6 dwelling units per acre. The subject proposal provides a maximum density of 6 dwelling units per acre. There is a minimum open space requirement for ADU developments within the R-5 District of 20% which has been exceeded by the subject proposal (55%). A maximum building height is 40 feet. The subject residential structures propose a maximum height of 40 feet. There are transitional screening and barrier requirements along a portion of the northern boundary as it abuts the R-1 District. These requirements will be addressed in the "Waivers/Modifications" section of this report. Therefore, Par. 1 has been addressed.

In accordance with Par. 2, the Parking Tabulations on Sheet 2 of the CDP/FDP indicate that 231 parking spaces (39-surface, 96-garage and 96-driveway) will be provided for the subject development, exceeding the provisions of Article 11. Therefore, Par. 2 has been adhered to.

In accordance with Par. 3, the notes on the CDP/FDP state that the private streets shall be constructed in accordance with the requirements of the Public Facilities Manual and VDOT. Also, sidewalks and trails have been provided along the Centreville Road frontage of the subject site and will provide access to on-site recreational amenities. The CDP/FDP depicts a tot lot, a volleyball court and a sitting area that includes a pedestrian trail and benches for the residents to fulfill the required \$955 contribution for the development of recreational facilities and parks in the area. Therefore, Par. 3 has been addressed.

Waiver/Modification of Transitional Screening and Barrier Requirements

The applicant requests a modification of the transitional screening and a waiver of the barrier requirement along the northern boundary of the subject site

adjacent to R-1 zoned property in favor of the existing vegetation area located in the EQC. Both requests are pursuant to Par. 5 of Sect. of 13-304 of the Zoning Ordinance which permit a modification/waiver where the adjoining property is designated in the adopted Comprehensive Plan for a use which would not require a transitional screening or barrier between the subject property and the adjoining property (Par. 5). In this case, a Transitional Screening 1 (25 feet in width) and a Barrier B or A (42-48 inch solid wood fence or wall) are required along this boundary. The CDP/FDP indicates an EQC ranging in width from 115 feet to 360 feet with a combination of existing evergreen and deciduous trees. The adjacent site is designated for public park uses in the Plan. The adjacent property located to the north includes a stream valley park (dedicated to the Park Authority by Mustang Crossing cluster subdivision) and vacant R-1 zoned property located within the stream valley. Therefore, staff believes that the applicant's request meets the intent of the Zoning Ordinance and therefore recommends that the modification of the transitional screening and waiver of the barrier requirement be granted.

Waiver of 600' Maximum Length of Private Streets

The applicant has requested a waiver of the 600' maximum length of private streets. Private streets are found in many townhouse developments to allow more flexibility in the layout of the units in order to provide a high quality development that includes adequate parking areas throughout while further achieving a residential density that coincides with the Comprehensive Plan's recommendations for the area. Therefore, staff believes that a waiver of the 600' maximum length of private streets should be granted.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Application RZ 1998-SU-007 requests rezoning of 16.01 acres from the R-1 District to the PDH-5 District. The Conceptual/Final Development Plan (CDP/FDP) that accompanies this application reflects the development of 96 townhouse dwelling units at a density of 5 dwelling units per acre (excluding bonus and ADUs) and 6 dwelling units per acre (including bonus and ADUs).

Staff believes that the applicant has provided a design that conforms with the Comprehensive Plan recommendations for use and density in the vicinity and satisfies the plans policies and objectives. All Zoning Ordinance requirements have been addressed.

Recommendation

Staff recommends approval of RZ 1998-SU-007 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 1998-SU-007 subject to the development conditions contained in Appendix 2 and to the Board's approval of RZ 1998-SU-007.

Staff recommends approval of a modification of the transitional screening requirement along the northern boundary to that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along the northern boundary.

Staff recommends approval of a waiver of the 600 foot maximum length of private streets.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Proposed Final Development Plan Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Department of Public Works Comments
9. Sewer service Analysis
10. Water Service Analysis
11. Fire and Rescue Analysis
12. Park Authority Analysis
13. School Analysis
14. Zoning Ordinance Provisions
15. Glossary of Terms



PROFFERS

Rezoning # RZ 1998-SU-007

June 23, 1998

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 25-3((1))1 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the PDH-5 District is granted. In the event said application request is denied, these proffers shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Applicant further agrees that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property. These proffered conditions, if accepted, supersede all proffers existing on the Property. The proffered conditions are:

GENERAL

1. Subject to the proffers and the provisions of Section 16-403 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development will be in

substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP"), prepared by B.C. Consultants dated January 1998 and revised through June 22, 1998.

2. The development shall consist of a maximum of 96 single family attached residential units. The size, width, and location of the building footprints shown on the CDP/FDP are conceptual and the Applicant reserves the right to modify the size and location of the building footprints, or develop a lesser number of lots, in accordance with the requirements of Section 16-403 of the Zoning Ordinance.

3. The Applicant shall establish a homeowners association for the purpose of maintaining common areas and private streets within the approved development. In conjunction with the appropriate site plan review processes, private streets and common areas shall be dedicated to the homeowners association.

4. The Applicant shall include language in its Declaration of Covenants, Conditions and Restrictions which: (a) prohibits the conversion of garages into any use other than the parking of vehicles; and (b) discloses the existence of private streets throughout the community. The private streets on the Application Property shall be constructed with a pavement section, thickness and material which conforms with Public Facilities Manual (PFM) standards as determined by the Department of Environmental Management (DEM). Purchasers shall be advised prior to entering into a contract of sale that the homeowners association shall be responsible for the maintenance of all the private streets in the

development. The appropriate homeowners association documents shall specify that the homeowners association is responsible for the maintenance of the private streets.

ENTRANCE/FRONTAGE IMPROVEMENTS

5. The Applicant shall construct a left turn lane into the site entrance from Centreville Road. In the event development of the site commences prior to VDOT's's Planned Improvements to Centreville Road (VDOT Project #0657-029-2810504), the required turn lane shall be designed and constructed as an interim improvement in accordance with standards required by VDOT.

6. Prior to final site plan approval, the Applicant shall escrow funds in an amount determined necessary by DEM to complete three (3) southbound lanes of Centreville Road along the site's frontage to Centreville Road.

ENVIRONMENTAL

7. The area of the Environmental Quality Corridor (EQC), as generally delineated on the CDP/FDP shall be preserved as open space. Within the EQC area there shall be no clearing and grading beyond that required to install necessary public utilities or passive recreational amenities such as trails or pathways. The area of the EQC shall be dedicated to the Fairfax County Park Authority at the time of record plat approval. This dedication to the Fairfax County Park Authority shall require no improvements by

the Applicant to the area being dedicated. In the event the Fairfax County Park Authority does not accept this proposed dedication, the area of the EQC shall be incorporated into the common areas owned and maintained by the homeowner's association established for the approved development.

8. Prior to site/subdivision plan approval, documentation shall be provided to DEM demonstrating that all proposed site work conforms to the applicable wetlands permitting requirements established by the Army Corps of Engineers.

9. Stormwater management shall be provided for the property in accordance with Best Management Practice ("BMP") standards in accordance with Fairfax County requirements or as otherwise may be approved by DEM.

10. The area shown on the CDP/FDP as "reserved for stormwater management easement" shall, if determined necessary by DPW at site plan review, be incorporated into a stormwater or ponding easement running to the benefit of the Board of Supervisors in a form acceptable to the County Attorney.

11. The following highway noise mitigation measures shall be implemented at the time of site plan review:

In order to achieve a maximum interior noise level of 45 dBA Ldn, all units located between 65-70 dBA Ldn highway noise impact contours (approximately 220 feet from the centerline of Centreville Road) shall have the following acoustical attributes:

(a) Exterior walls shall have a laboratory sound

transmission class (STC) rating of at least 39.

(b) Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.

(c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA Ldn noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas, including rear yards, that are unshielded by topography or built structures. If acoustical fencing or walls are used, they shall be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

The Applicant may pursue other methods of mitigating highway noise if it can be demonstrated, through an independent noise study for review and approval by DEM, that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less, or that noise impacts are less than forecasted by County Staff.

LANDSCAPING

12. Landscaping shall be provided in substantial conformance with the depth, quality and quantity of plantings identified in the landscaping concepts shown on the CDP/FDP. The specific type, number and placement of plantings and landscaping shall be determined at the time of site plan, subject to review and approval of a landscape plan by the Urban Forester, DEM. If, during the process of site plan review, any landscaping shown on the CDP/FDP is removed in order to locate utility lines, trails, etc., as determined necessary by the Director, DEM, then an area of additional landscaping of equivalent value, as determined by Urban Forester, DEM, may be substituted at an alternate location on the site.

LIMITS OF CLEARING AND GRADING

13. The Applicant shall conform substantially to the limits of clearing and grading shown on the CDP/FDP, subject to minor modification for sound engineering and construction practices and installation of utilities lines, if necessary, as determined by DEM. Limits of clearing and grading shall be clearly marked with stakes on the site prior to the commencement of land disturbing activity.

AFFORDABLE HOUSING

14. The Applicant shall provide Affordable Dwelling Units (ADUs) in accordance with the requirements of Article 2 of the

Zoning Ordinance. In the event that, prior to issuance of a building permit for approval of units in any section of the approved development, the Board of Supervisors amends the current Zoning Ordinance requirements for fulfilling affordable housing objectives, the Applicant reserves the right to comply with the Ordinance requirements in effect at that time.

In the event the requirements of the ADU Ordinance change in a way that requires fewer ADU units, units currently allocated to the ADU program may be converted to market rate units if in substantial conformance with the CDP/FDP. Such conversion shall not require a CDP/FDP amendment application.

RECREATION

15. At the time of site plan review, the Applicant shall demonstrate that the proposed on-site recreational amenities generally shown on the CDP/FDP have a value equivalent to \$955.00 per market rate dwelling unit as required by Article 6 of the Zoning Ordinance. In the event it is determined that the proposed facilities do not have sufficient value, the Applicant shall have the option to: 1) provide additional on-site recreational amenities within open space areas shown on the CDP/FDP; or 2) contribute necessary funds to the Fairfax County Park Authority for off-site recreational purposes.

ENERGY EFFICIENCY

16. All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes, or its equivalent as determined by DEM, for

either gas or electric energy systems as may be applicable.

TRAILS

17. At the time of site plan approval, the Applicant shall escrow funds with DEM for the construction, by others, of a trail of woodchip, stonedust or similar pervious material along the north side of the stream valley that generally forms the northern boundary of the Application Property. The geometry of the trail on which the escrow amount is based shall be determined by DEM at site plan review in accordance with current County standards for Comprehensive Plan trails through residential areas. The actual amount of the escrow shall be determined by DEM, based on the application of the published unit cost(s) for the appropriate trail contained within the County's current Bond Estimate criteria. The final location of any trails constructed within the property dedicated by the Applicant to the Park Authority pursuant to Proffer 7 shall be at the sole discretion of the Fairfax County Park Authority.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

CONTRACT PURCHASER:

Alban Development Corp.

By: _____

CO-OWNER, TAX MAP NUMBER
#25-3((1))1

! ! !

CO-OWNER, TAX MAP NUMBER
#25-3((1))1

NY55360
U:ALBANPROFFERS.7



PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 1998-SU-007

June 24, 1998

If it is the intent of the Planning Commission to approve FDP 1998-SU-007 for townhouse residential development located at Tax Map 25-3 ((1)) 1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the seven sheets of the FDP entitled "Conceptual/Final Development Plan, Poole Property" and dated January, 1998, revised through June 22, 1998.
2. The architectural features and building materials of the subject building facades and roofs (as depicted on Sheet 4) shall be considered illustrative; final architecture shall be consistent with these illustrations in terms of massing, special features, etc., as determined by DPW&ES.
3. The applicant shall work with DPW&ES at the time of site plan submission to determine if less land consumptive stormwater management alternatives than the proposed SWM facility are desirable or feasible for the subject property. If determined feasible, such facilities shall be implemented on the subject property in lieu of the pond shown on the CDP/FDP.
4. Vehicle turnaround areas shall be provided at the ends of the four longest travel aisles as determined by DPW&ES in consultation with the Department of Transportation.

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



REZONING AFFIDAVIT

DATE: June 22, 1998
 (enter date affidavit is notarized)

Carson Lee Fifer, Jr., Agent for Applicant
 Alban Development Corporation

I, Carson Lee Fifer, Jr., Agent for Applicant Alban Development Corporation, 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

98-256

in Application No(s): RZ 1998-SU-007 and FDP 1998-SU-007
 (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 are to 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Alban Development Corporation Agent: Lester A. Sorensen, Jr. R. Michael Sorensen	12652 Lake Ridge Drive Woodbridge, VA 22192	Applicant/ Contract Purchaser Tax Map 25-3 ((1)) 1
The BC Consultants, Inc. Agent: Peter Rinek	12700 Fair Lakes Circle Suite 100 Fairfax, Virginia 22033	Engineer/Agent
CBA Land Corporation Agent: Clinton A. Britt	4914 Western Avenue Bethesda, Maryland	Agent
McGuire, Woods, Battle & Boothe LLP Agents: Carson Lee Fifer, Jr., Esquire Gregory A. Riegler Jill R. Gottdiener	8280 Greensboro Drive Suite 900	Attorneys/Agent (See Attachment 1(c) for partners)

(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.

* 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: June 22, 1998
(enter date affidavit is notarized)

98-256

for Application No(s): RZ 1998-SU-007 and FDP 1998-SU-007
(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 herein.)

CORPORATION INFORMATION

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

Alban Development Corporation 12652 Lake Ridge Drive
Woodbridge, Virginia 22192

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 & last name)

Margaret K. Sorensen	R. Michael Sorensen
Lester A. Sorensen, Jr.	Karla M. Sorensen

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

Margaret K. Sorensen, President	R. Michael Sorensen, Vice President
Lester A. Sorensen, Jr., Vice President	Karla M. Sorensen, Secretary/Treasurer

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

** All listings which include partnerships or corporations 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 the stock. 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: June 22, 1998
(enter date affidavit is notarized)

98-254

for Application No(s): RZ 1998-SU-007 and FDP 1998-SU-007
(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 & zip code)

McGuire, Woods, Battle & Boothe LLP 8280 Greensboro Drive, Suite 900
McLean, Virginia 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP

- | | |
|----------------------------|------------------------|
| Aaronson, Russell T., III | Blaine, Steven W. |
| Adams, Robert T. | Boland, J. William |
| Adams, William H. | Bowie, C. Keating |
| Allen, George F. | Bracey, Lucius H., Jr. |
| Ames, W. Allen, Jr. | Bradshaw, Michael T. |
| Anderson, Arthur E., II | Bridgeman, James D. |
| Anderson, Donald D. | Brittin, Jocelyn W. |
| Appler, Thomas L. | Broaddus, William G. |
| Armstrong, C. Torrence | Brown, Brickford Y. |
| Atkinson, Frank B. | Brown, Thomas C., Jr. |
| Bagley, Terrence M. | Buell, Robert M. |
| Baril, Mary Dalton | Burke, John W., III |
| Barr, John S. | Burkholder, Evan A. |
| Bates, John W., III | Burnett, Jason B.. |
| Battle, John S., Jr. | Burrus, Robert L., Jr. |
| Belcher, Dennis I. | Busch, Stephen D. |
| Bergan, Ann R | Cabaniss, Thomas E. |
| Berry, James I. Vance, Jr. | Cairns, Scott S. |
| Berkley, Waverly Lee, III | Calabrese, Antonio J. |

(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 or corporations 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 the stock. 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: June 22, 1998
(enter date affidavit is notarized)

98-256

for Application No(s): RZ 1998-SU-007 and FDP 1998-SU-007
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

NONE

(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 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 Applicant's Authorized Agent

Carson Lee Fifer, Jr., Agent for Applicant

(Type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 22nd day of June, 1998, in the state of Virginia.

My commission expires: 12-31-98

Queen H. Clites
Notary Public

Rezoning Attachment to Par. 1(a)

DATE: June 22, 1998
(enter date affidavit is notarized)

98-254

for Application No(s): RZ 1998-SU-007 and FDP 1998-SU-007
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
William E. Poole	2719 Mustang Drive Herndon, Virginia 20171	Title Owner Tax Map 25-3 ((1)) 1
O.K. Jessee	2719 Mustang Drive Herndon, Virginia 20171	Title Owner Tax Map 25-3 ((1)) 1

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

DATE: June 22, 1998
(enter date affidavit is notarized)

98-256

for Application No(s): RZ 1998-30-007 and FDP 1998-30-007
(enter County-assigned application number(s))

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

The BC Consultants, Inc. 12700 Fair Lakes Circle
Suite 100
Fairfax, Virginia 22033

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 & last name)

James H. Scanlon
R. Bruce Thompson
Daniel M. Collier

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

James H. Scanlon, President
R. Bruce Thompson, Secretary
Daniel M. Collier

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

CBA Land Corporation 4914 Western Avenue.
Bethesda, Maryland 20816

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 & last name)

Clinton A. Britt

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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.

DATE: June 22, 1998
(enter date affidavit is notarized)

98-256

for Application No(s): RZ 1998-SU-007 and FDP 1998-SU-007
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900
McLean, Virginia 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

Capwell, Jeffrey R.
Carter, Joseph C., III
Cason, Alan C.
Chastain, Karen M.
Cherry, Ronald M.
Clancey, Michael (Effective 6/29/98)
Cogbill, John V., III
Colangelo, Stephen M.
Comey, James B.
Corson, J. Jay, IV
Coward, Curtis M.
Cranfill, William T., Jr.
Cranford, Page D.
Criser, Marshall M.
Cromwell, Richard J.
Cullen, Richard
Dabney, H. Slayton, Jr.
Daniel, John W., II
Daugherty, Patrick D.
Davis, Mark S.
Dawes, Michael F.
Deem, William W.
Den Hartog, Grace R.
Donnelly, William E.

Douglass, W. Birch, III
Dowd, Michael G.
Drew, Randal H.
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Etheridge, David Kent
Evans, David E.
Feller, Howard
Fifer, Carson Lee, Jr.
Finger, William L.
Flemming, Michael D.
Florence, Gary F.
France, Bonnie M.
Franklin, Stanley M.
Freye, Gloria L.
Frias, Jaime A.
Garrett, Sam Y., Jr.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Glassman, M. Melissa
Goldman, Nathan D.

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

DATE: June 22, 1998
(enter date affidavit is notarized)

98-25a

for Application No(s): BZ 1998-SU-007 and FDP 1998-SU-007
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900
McLean, Virginia 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

- Good, Dennis W., Jr.
- Goodall, Larry M.
- Gordon, Thomas C., Jr.
- Graham, John
- Grandis, Leslie A.
- Grytdahl, Jay L.
- Guth, Cheryl O'Donnell
- Hampton, Glenn W.
- Harmon, T. Craig
- Harwood, Steven J.
- Hayden, Patrick L.
- Hobson, Richard R. G.
- Houston, David S.
- Hughes, Catherine V.
- Jennings, Michael L.
- Jett, R. Arthur, Jr.
- Kane, Richard F.
- Katsantonis, Joanne
- Keefe, Kenneth M., Jr.
- Keefer, Christopher L.
- King, Donald E.
- King, William H., Jr.
- Kittrell, Steven D.
- Krueger, Kurt J.

- La Frata, Mark J.
- Landess, Fred S.
- Lefcoe, Vann H.
- Levenson, David J.
- Levin, Michael H.
- Lew, Darryl S.
- Lewis, James M.
- Lindquist, Kurt E., II
- Little, Nancy R.
- Lucas, Thomas M.
- Maguire, Robert T.
- Margulies, Richard N.
- Marshall, Gary S.
- Martel Charles F.
- Martin, George K.
- McArver, R. Dennis
- McCallum, Steve C.
- McCann, John E.
- McCormick, John
- McElligott, James P., Jr.
- McElroy, Robert G.
- McFarland, Robert W.
- McGee, Gary C.
- McGonigle, Thomas J.

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

Rezoning Attachment to Par. 1(c)

DATE: June 22, 1998
(enter date affidavit is notarized)

98-256

for Application No(s): BZ 1998-SU-007 and FDP 1998-SU-007
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900
McLean, Virginia 22102

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

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

- McIntyre, Charles W., Jr.
- McMenamin, Joseph P.
- McRill, Emery B.
- McVey, Henry H., III
- Melson, David E.
- Menges, Charles L.
- Merriman, R. Marshall, Jr.
- Michels, John J.
- Middleditch, Leigh B., Jr.
- Milton, Christine R.
- Moran, Kenneth J.
- Morgan, O. Forrest
- Murphy, Brian D.
- Murphy, Sean F.
- Murray, John V.
- Newton, Thomas L., Jr.
- Ney, R. Terrence
- O'Grady, Clive R. G.
- O'Grady, John B.
- Oakey, David N.
- Oakey, John M., Jr.
- Oostdyk, Scott C.
- Oviatt, Clifford R., Jr.
- Padgett, John D.

- Page, Rosewell, III
- Pankey, David H.
- Partridge, Charles E., Jr.
- Patterson, Robert H., Jr.
- Payne, Maria L.
- Pollard, John O.
- Price, James H., III
- Rice, C. Daniel
- Richardson, David L., II
- Richardson, Lloyd M.
- Rifken, Lawrence E.
- Riopelle, Brian C.
- Robertson, David W.
- Robinson, Stephen W.
- Rohman, Thomas P.
- Rosen, Charlotte R.
- Russell, Deborah M.
- Russell, Frederick L.
- Rust, Dana L.
- Sacks, Morton A.
- Sanderlin, James L.
- Scannell, Raymond F.
- Schewel, Michael J.
- Schill, Gilbert E., Jr.

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

DATE: June 22, 1998
(enter date affidavit is notarized)

98.254

for Application No(s): RZ 1998-SU-007 and FDP 1998-SU-007
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900
McLean, Virginia 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

- Scott, R. Carter, III
- Scruggs, George L., Jr.
- Sharp, Larry D.
- Shelley, Patrick M.
- Skinner, Halcyon E.
- Slaughter, Alexander H.
- Slaughter, D. French, III
- Slingluff, Robert L.
- Slone, Daniel K.
- Smith, John M.
- Smith, R. Gordon
- Sooy, Kathleen Taylor
- Spahn, Thomas E.
- Spencer, Christopher C.
- Stallings, Thomas J.
- Steen, Bruce M.
- Stillman, F. Bradford
- Stone, Jacquelyn E.
- Stoneburner, Gresham R.
- Story, J. Cameron, III
- Strickland, William J.
- Stroud, Robert E.
- Stump, John S.
- Swartz, Charles R.

- Swett, Jay T.
- Tashjian-Brown, Eva S.
- Terry, David L.
- Terwilliger, George J., III
- Thornhill, James A.
- Tierney, Philip
- Toole, John H.
- Traver, Courtland L.
- Tucker, Sharon K.
- Twomey, William E., Jr.
- Urech, Dan
- Van der Mersch, Xavier
- Vieth, Robert R.
- Waddell, William R.
- Walsh, James H.
- Watts, Stephen H., II
- Weisner, John M.
- Wells, David M.
- Whitt-Sellers, Jane R.
- Whittemore, Anne M.
- Wickersham, Ralph R.
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest

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

DATE: June 22, 1998
(enter date affidavit is notarized)

98-254

for Application No(s): RZ 1998-SU-007 and FDP 1998-SU-007
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900
McLean, Virginia 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

Wintriss, Lynn
Wood, R. Craig
Woloszyn, John J.
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.

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U:\AFFIDAVIT\FIRMIC.

These are the only partners in the above-referenced firm.

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

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

STATEMENT OF JUSTIFICATION
REZONING APPLICATION FOR PROPERTY LOCATED AT JAN 12 1998
TAX MAP 25-3-((1)), PARCEL 1

I. Introduction and Overview.

ZONING EVALUATION DIVISION

The subject application, filed on behalf of Alban Development Corporation, is a request to permit a 16-acre property to be rezoned from the existing R-1 District to the PDH-5 District. The property is master planned for a density of four (4) to five (5) units per acre. In fact, the current recommendations of the Comprehensive Plan are reflective of a 1997 Annual Plan Review (APR) item initiated by the rezoning applicant. In conjunction with the review and approval of this APR item, a conceptual site layout similar to the submitted CDP/FDP was used as an exhibit to the APR item. The density and design reflected on the submitted CDP/FDP directly reflect the recommendations contained within the adopted APR item. This rezoning application seeks to implement the newly adopted recommendations of the Comprehensive Plan.

II. Consistency and Compatibility with Surrounding Uses.

The predominant surrounding uses include an intermediate school site and vacant industrially zoned property south of the property and an existing single family detached residential community north of the property. To the west lies a large industrially zoned tract and to the east is Centreville Road.

The proposed density of five (5) units per acre is an ideal transition between the existing single family uses to the north and the more intensely developed intermediate school facility to the south. There are two isolated areas of undeveloped property zoned I-5 located west of the site and south of the site directly along Centreville Road. Along the western property line, the presence of an extensive Environmental Quality Corridor will ensure the provision of a substantial buffer between the proposed residential uses and any future development on the I-5 zoned property. Similarly, along the southern border, the applicant has carefully designed the boundary area between the subject property and the adjacent I-5 property with innovative landscaping appropriate to ensure adequate buffering. No adverse transportation impacts are anticipated. Access to the site is properly aligned with existing driveways across Centreville Road. There is also no conflict between the access point for this community and the access for the intermediate school.

III. Design Benefits.

A significant portion of the property has been designated as an Environmental Quality Corridor (EQC) and RPA by Fairfax County. The CDP/FDP preserves the EQC/RPA area in accordance with all applicable County policies and regulations. In fact, the EQC/RPA area has been incorporated into the design of the site so as to provide environmental protection, a buffer between the proposed

development and the existing residential uses to the north, and an important visual amenity for new residents of this community.

The applicant has also secured all necessary wetlands permits from the Army Corps of Engineers. The development shown on the CDP/FDP will comply fully with the applicable federal wetlands regulations.

The efficient and innovative configuration of the proposed development, made possible through the proposed PDH-5 zoning, allows for more than half the site to be preserved as open space. The planned open space systems are designed to provide amenities throughout the project, including both visual amenities and areas appropriate for passive and active recreation.

While consistent with the Comprehensive Plan, the density and resultant layout of this planned have been crafted with the goal of providing the numbers of residents and on-site amenities appropriate for this project to function as a self sufficient community. While the adjacent school to the south and EQC to the north of the developed area offer amenities that are very complimentary to the proposed residential development, these abutting land uses have some potential to limit the extent to which residents can easily interact with other nearby communities. To provide the highest quality of life for the future residents, this project provides the on-site amenities needed to create a vibrant self sufficient community. The planned community has extensive open space systems and passive and active recreational amenities are strategically located throughout the site to provide meaningful recreational opportunities for all age groups and encourage interaction among residents.

IV. Fulfillment of Residential Density Criteria.

The proposed density of five (5) units per acre is justified under the applicable residential development criteria contained in Appendix 9 of the adopted Fairfax County Policy Plan. All relevant criteria are addressed. Specifically:

- o An enforceable development plan will be proffered;
- o The CDP/FDP commits the property to a density and configuration that is compatible with the surrounding existing and planned uses;
- o Access to the property is coordinated and aligned with existing access points on the opposite side of Centreville Road; overall, the amount of trip generation and impact to Centreville Road will be minimal; no adverse traffic impacts will result from the proposed development;

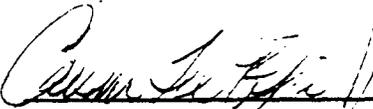
- o Appropriate protection of environmental features on the property, including all EQC areas, and reasonable preservation within the developed portions of the property is provided.
- o The proposed development fully complies with the current requirements of the County's Affordable Dwelling Unit Ordinance.

V. Conclusion.

The proposed development will conform to the applicable ordinances, regulations and standards for development and use under the provisions of the PDH-5 zoning district. Adequate utilities, drainage, parking and other facilities necessary to serve this use will be provided.

For all of the aforementioned reasons, the Applicant respectfully requests that the Staff and Planning Commission endorse and the Board of Supervisors approve this rezoning application.

McGuire, Woods, Battle & Boothe LLP

By:  _____

Carson Lee Fifer Jr., Agent for Applicant

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, OCP

SUBJECT: Comprehensive Plan Land Use Analysis for:
Case No. RZ/FDP 1998-SU-007
Alban Development Corporation

DATE: 17 April 1998

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated January 30, 1998. This application requests a rezoning and a final development plan from R-1 to PDH-5. Approval of this application would result in a residential density of 5.0 dwelling units per acre. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for residential use at 4-5 dwelling units per acre, and zoned R-1. To the north is located a stream valley which is planned for public park use and zoned R-1. To the east is located Centreville Road. To the south is located a school site which is planned for industrial use and zoned I-5. To the west is located vacant land which is planned for industrial use and zoned I-5.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 16.01-acre property is located in the Dulles Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

Text:

In APR Item #: 97-III-1UP, adopted by the Board of Supervisors on November 17, 1997, under the heading, "Land Unit D-2," the Plan states:

- “4. As an option, Tax Map 25-3 ((1)) 1 may be appropriate for residential use at 4-5 du/ac. The opportunity for residential use on the parcel should not impede the implementation of the Plan’s guidance that this land unit be developed for light industrial and industrial/flex uses....”

Map:

The Comprehensive Plan map shows that the property is planned for industrial use.

Analysis:

The application and development plan propose a single family attached residential use at a density of 5 dwelling units per acre (6 dwelling units per acre including bonus and affordable dwelling units) which is in conformance with the use and density recommendations of the Comprehensive Plan.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

In APR Item #: 97-III-1UP, adopted by the Board of Supervisors on November 17, 1997, under the heading, “Land Unit D-2,” the Plan states:

“Accordingly, the following conditions should be met in order to exercise the residential option:

- Provide buffering and screening to mitigate impacts such as noise, light and other nuisances from adjacent non-residential uses;...”

Analysis:

The applicant has provided adequate buffering and screening to protect the site.

Text:

- “• Provide a site design that takes into account the adjacent school and possibility of future light industrial and/or industrial/flex uses on proximate parcels and to the extent possible, clusters development away from the southern border; and...”

Analysis:

The applicant has provided landscaping to mitigate any potential impact of non-residential use upon the subject property. Pedestrian access should be provided to the

school site to the south.

Text:

- “• Dedicate the EQC/RPA to the Board of Supervisors, with possible future dedication to the Fairfax County Park Authority.”

Analysis:

The applicant should address this development criterion.

Text:

On pages 150 and 151 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, “Dulles Suburban Center Land Unit Recommendations,” the Plan states:

“In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center...”

Analysis:

The applicant has provided a development plan, however, architectural schematics should be provided in order to evaluate these development criteria.

Text:

- "2. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM)

strategies and Transportation Demand Management Programs (TDMs)..."

Analysis:

Refer to the Office of Transportation concerning this development criterion.

Text:

- "3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods..."

Analysis:

The applicant should provide architectural schematics of the proposed structures to illustrate style and materials.

Text:

- "4. Provision of affordable housing as a part of any mixed-use project or residential development either through compliance with the Affordable Dwelling Unit Ordinance, if applicable, or an appropriate proffer of units or land or a contribution to the Housing Trust Fund, if the Affordable Dwelling Unit ordinance is not applicable. Affordable housing provided pursuant to such a proffer should be located within the Dulles Suburban Center. Any funds provided in lieu of actual units should be placed in a separate fund for use only within the Dulles Suburban Center..."

Analysis:

The applicant proposes to provide Affordable Dwelling Units.

Text:

- "5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering and do not preclude the development of unconsolidated parcels in conformance in the Plan..."

Analysis:

Consolidation is not required for this development proposal.

Text:

"6. Provision of the highest level of screening and landscaping for all parking..."

Analysis:

Landscaping is provided for parking areas.

Text:

"7. Consolidation of vehicular access points to minimize interference with arterial roadways..."

Analysis:

Refer this development criterion to the Office of Transportation.

Text:

"8. Provision of stormwater management by the use of Best Management Practices which contribute to Objectives of this Dulles Suburban Center Plan calling for design of stormwater detention systems that blend with and augment features of the natural environment and contribute to the aesthetics of their sites..."

Analysis:

Stormwater management requirements are established by ordinance, and will be implemented at site plan review.

Text:

"9. Provision of active and passive recreation facilities and specified components of the Greenway system."

Analysis:

The development plan shows several tot lots and a sitting area as part of the proposed development's recreational offerings.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, OT

FILE: 3-4 (RZ 1998-SU-007) *AKR by CNA*

SUBJECT: Transportation Impact

REFERENCE: RZ 1998-SU-007; Alban Development Corporation
Traffic Zone: 1709
Tax Maps: 25-3 ((1)) 1

DATE: June 18, 1998

The following comments reflect the analyses of the Office of Transportation. These comments are based on the general development plan revised to April 10, 1998, and draft proffers dated April 30, 1998.

Transportation Issues

The applicant is seeking to rezone the referenced properties from the R-1 zoning category to the PDH-5 category, and to construct 96 single family attached dwelling units. Upon review of the initial submission, this Office identified numerous transportation issues. With the present submission, the applicant has addressed all transportation issues with the exception of providing turn around areas at the end of the longer travel aisles. A turn around area has been provided on only one of the aisles.

Trip Generation

For reference, Table 1 on the following page provides a comparison of trip generation rates associated with the application.

Table 1
Trip Generation

<u>Use</u>	<u>Trips Per Day/P.M. Peak Hour</u>
Existing Zoning: R-1 (16.01 acres, 16 residences)	160 vpd/15 vph ¹
Existing Use: Vacant	0 vpd/0 vph
Comprehensive Plan: Option Residential at 4 - 5 Dwelling Units Per Acre	535 - 670 vpd/40 - 50 vph ²
Proposed Use: 96 residences (including ADU and bonus units)	785 vpd/60 vph ²

-
- 1 These trip generation estimates are based on data from Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997, and utilize trip rates per dwelling unit for single family detached residences, (ITE LUC 210)
- 2 These trip generation estimates are based on data developed by the Office of Transportation for town house development within Fairfax County, 1996, and are based on the rates per residence.

AKR/CAA

cc: Michelle Brickner, Deputy Director, Design Review Division, Department of Environmental Management

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: ^{Bruce G. Douglas}
Bruce G. Douglas, Chief
Environment & Development Review Branch, OCP

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 1998-SU-007
Poole Property .

DATE: 24 April 1998

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property relating to the preservation or restoration of ecological resources and mitigation of highway noise. This evaluation focuses on those environmental objectives and policies which have not been resolved through the enactment of ordinances or regulations. Environmental issues addressed by ordinance or regulation, including the Public Facilities Manual will be resolved at the time of subdivision or site plan review.

Citations are followed by a discussion of environmental concerns including a description of potential impacts that may result from the proposed development as depicted on the development plan dated April 13, 1997. Possible solutions to remedy identified environmental issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On page 88 to 89 of the Policy Plan, the Comprehensive Plan states the following:

“Objective 5: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

Policy b: Reduce noise impacts in areas of existing development.”

On pages 91 to 93 of the 1990 Policy Plan, the Comprehensive Plan states the following:

"Objective 10: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation."

On page 86 & 87 of the Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

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

Policy a. Comply with the Chesapeake Bay Agreement and the regulations adopted pursuant to the Virginia Chesapeake Bay Preservation Act.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Noise

The subject property has frontage on Centreville Road (Route 657). Based on a computer model for traffic noise, the subject property is likely to be impacted by unmitigated noise at undesirable levels. Noise contours measured from the centerline of the road surface as follows:

**70 dBA DNL - 100 feet
65 dBA DNL - 220 feet**

These levels indicate a need for interior and exterior noise mitigation on-site. The applicants have indicated that exterior noise will be mitigated with a landscaped berm. Interior noise should be mitigated to a maximum level of 45 DNL. The height of the berm should be adequate to break the line-of-sight from the privacy yards and open space areas to the road surface. Typically, a height of 6-7 feet is appropriate.

Environmental Quality Corridors (EQC's)

The subject property contains a portion of the Horsepen Run EQC. This area is comprised of the stream channel, the 100-year floodplain, small areas of wetlands and some steeply sloping areas. The area is mostly wooded with a mixture of hardwoods and softwoods. There are some proposed encroachments into the EQC, primarily for utilities. The EQC delineated by the applicants is in conformance with the County's Policies.

Barbara A. Byron
RZ 1997-SU-012
Page 4

Wetlands

A small wetland area is noted on the subject property. The applicants have submitted documents noting the location and size of the wetlands based on the Army Corps of Engineers (COE) guidelines. The applicants have indicated that they will obtain Nationwide Permits (NWP) for all of the proposed work in wetlands. At the time of site plan review the applicants will be required to demonstrate, to the satisfaction of DEM and COE, that the proposed work falls within the scope of the NWP.

BGD:JRB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

DATE: 4-16-98

FROM: John W. Koenig, Director
Utilities Planning and Design Division
Department of Public Works

SUBJECT: Rezoning Application Review

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

Name of Applicant/Application: Alban Development Corporation

APR 20 1998

Application Number: 1998-SU-007

Type of Application: RZ / FDP

ZONING EVALUATION DIVISION

Information Provided: Application - Yes
Development Plan - Yes
Other - Statement of Justification

Date Received in UP&DD: 02-25-98

Date Due Back to OCP: 03-23-98

Site Information: Location - 25-3((1))1
Area of Site - 16.01 acres
Rezoned from - R-1 to PDH-5
Watershed/Segment - Horsepen Creek / Middle Horsepen

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): HC002 - Regional Pond H-2 is proposed adjacent to site. HC243, HC242, & HC241 - Channel stabilization is proposed approximately 500 feet, 1000 feet, and 3000 feet downstream of site respectively.
- UP&DD Ongoing County Drainage Projects: None.
- Other Drainage Information: A portion of this site outfalls into HC002.

RE: Rezoning Application Review

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other UP&DD Projects or Programs:

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **Alban Development Corporation / RZ & FDP 1998-SU-007**

******* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS*******

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The UP&DD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: Applicant to provide on-site land rights for future implementation of proposed Regional Pond H-02. Contact DPW for details.

TRAILS RECOMMENDATIONS: None.

SCHOOL SIDEWALK RECOMMENDATIONS: None.

SANITARY SEWER E&I RECOMMENDATIONS:

Yes NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS:

Recommend dedication of Right-of-Way on Centreville Road for ultimate roadway plans.

UP&DD Internal sign-off by:	Planning Support Branch (Ahmed Rayyan)	AIR
	Utilities Design Branch (Walt Wozniak)	WTW
	Transportation Design Branch (Larry Ichter)	LLI
	Stormwater Management Branch	

JWK/vft/rz98s07

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch
David Marshall, Chief, Public Facilities and Services Branch, Office of Comprehensive Planning

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator **DATE:** March 24, 1998
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*
 System Engineering & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 1998-SU-007
 Tax Map No. 025-3- /01/ /0001

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

1. The application property is located in the Horsepen Creek (A1) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. 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 24 inch pipe line located in an easement and on the property 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.

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

5. Other Pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

February 27, 1998

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

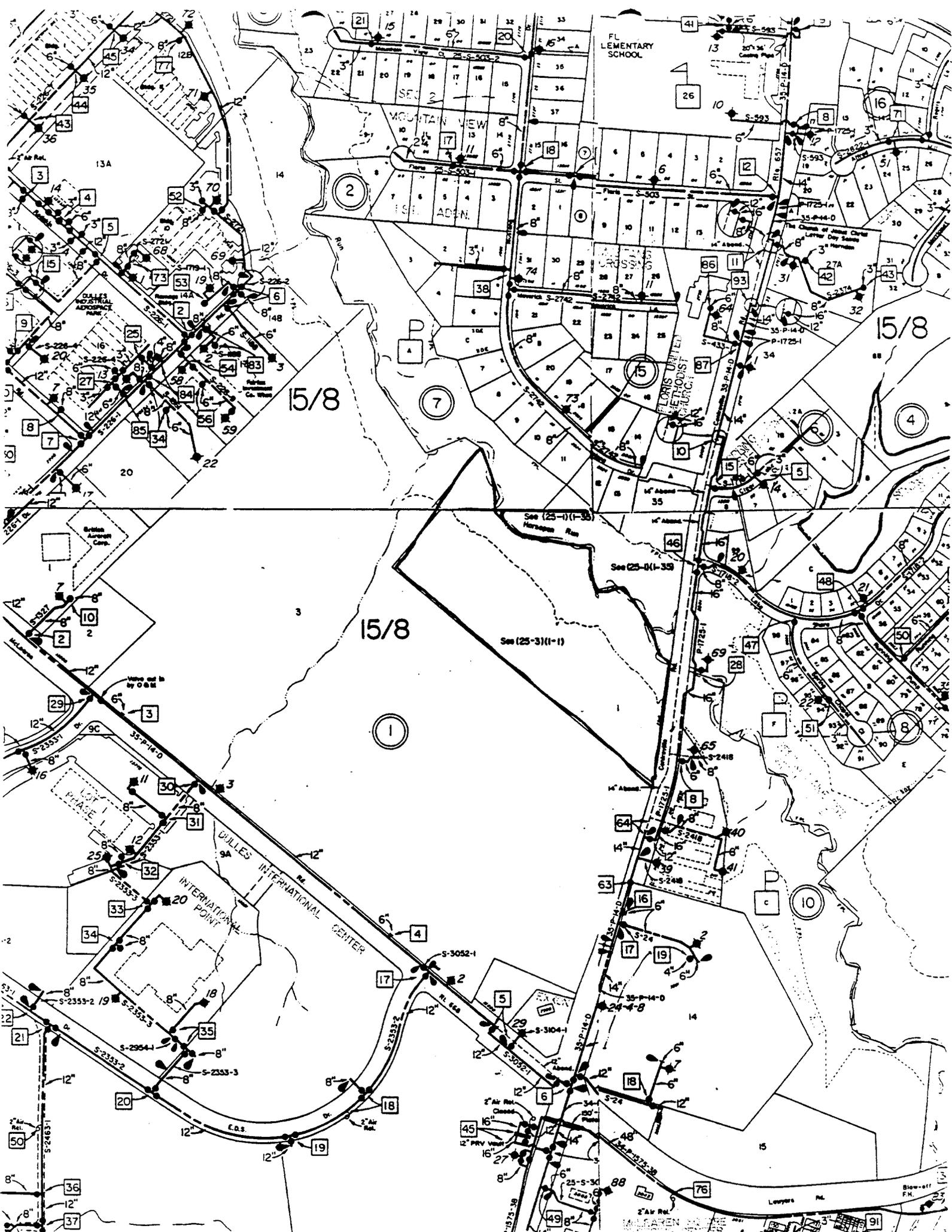
SUBJECT: Water Service Analysis, Rezoning Application RZ 98-SU-007
FDP 98-SU-007

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

1. The application property is located within the franchise area of Fairfax County Water Authority.
2. Adequate water service is not available at the site.
3. An offsite water main extension is required for domestic service and fire protection.
4. The nearest adequate water main available to provide service is approximately 50 feet east on Centreville Road to an existing 16" water main. See enclosed property map.

Diana C McCormick for W&K
William R. Kirkpatrick, Jr., P.E.
Manager, Planning

Attachment



FL LEMENTARY SCHOOL

MOUNTAIN VIEW

MADON

DALLAS INDUSTRIAL ADJACENT PLAZA

15/8

15/8

15/8

WILLES INTERNATIONAL CENTER

INTERNATIONAL POINT

MILAREN GARDEN

Blow-off F.H.

See (25-1)(1-35)

See (25-3)(1-35)

See (25-3)(1-1)

1

10

8

4

18

16

8

46

15

18

41

2

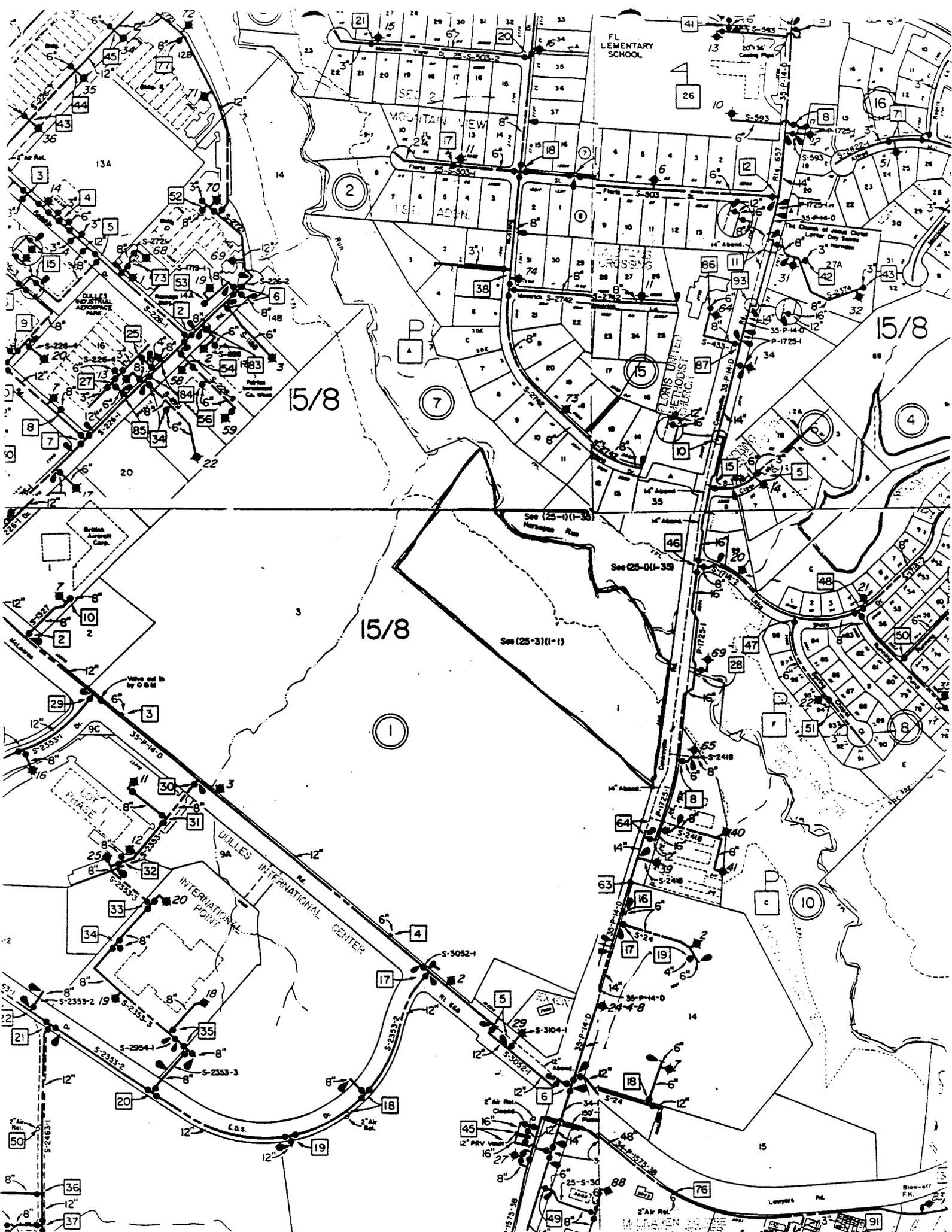
7

3

17

19

37



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

February 25, 1998

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868) *RWD*
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 1998-SU-007 and Final Development Plan FDP 1998-SU-007

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #36, **Frying Pan**.
2. After construction programmed for FY 1997, this property will be serviced by the fire station planned for the _____ area.
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; however, a station location study is currently underway, which may impact this rezoning positively.

Fairfax
County
Park
Authority



MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

DATE: April 8, 1998

FROM: Lynn Tadlock, Director *Lynn Tadlock*
Planning and Development Division

SUBJECT: RZ/FDP 1998-SU-007
Poole Property
Loc: 25-3((1))1

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments:

Dedication

Requests

The Park Authority requests dedication of the Horsepen Run, to the Fairfax County Park Authority, as an addition to the Horsepen Run Stream Valley Park. This dedication would complete a section of Horsepen Run Stream Valley to Centerville Road.

Justifications

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 5, Policy b, states: "Enhance existing recreation and resource protection opportunities through acquisition of adjacent land, including those segments of EQC's needed to complete the public stream valley trail system."

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 1, Policy b, states: "Acquire additional land to expand existing parks or provide new parks through a combination of purchase in fee simple, easements, dedication, donation, and/or other appropriate means."

The Comprehensive Plan for Fairfax County, Virginia, Area III, Dulles Suburban Center, Land Unit D-2, Recommendations, Land Use, 5. states: "Horsepen Run provides a natural transition between the predominant non-residential uses within this land unit and this buffer area should be preserved and, where feasible, enhanced."

Barbara Byron
RZ/FDP 1998-SU-007
Poole Property
April 8, 1998
Page 2

The Comprehensive Plan for Fairfax County, Virginia, Area III, Dulles Suburban Center, the Dulles Greenway System, Recommendations, 2. states: "To insure that long-term recreation and resource protection needs will be met, the Fairfax County Park Authority should seek acquisition of additional properties located in Land Units . . . D2."

Recreational Facilities

Requests

Provide the proportional cost of \$67,984 to the Fairfax County Park Authority to acquire/develop/maintain park and recreation facilities in this area to serve the residents of this development.

The proposed PDH development of Poole Property will construct 96 multi-family units at the site. This development will add 219 residents to the current population of Sully District. The developer is planning to build two tot lots as recreational amenities at the site. The residents of this development will demand several other outdoor recreational facilities such as picnic, playground, tennis, basketball, volleyball, and especially athletic fields. Instead of two tot lots, it would be more useful if the developer provides one tot lot for children up to age five and a playground for children six and older. Proportional cost to provide these facilities to serve these residents, after giving credit for the proposed facilities, would be approximately \$67,984.

Justifications

The Comprehensive Plan for Fairfax County, Virginia, Area III, Dulles Suburban Center, Dulles Suburban Center Land Unit Recommendations, 9. states: "Development proposals at the baseline or optional levels must be responsive to the following development criteria,..." (item 9) "Provision of active and passive recreation facilities and specified components of the Greenway system."

The Comprehensive Plan for Fairfax County, Virginia, Parks and Recreation, Objective 4, Policy a, states: "Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...."

The Comprehensive Plan for Fairfax County, Virginia, Parks and Recreation, Objective 4, Policy b, states: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity."

Environmental Concerns

Requests

The Storm Water Management (SWM) plan seems to meet minimum requirements; however, it will not provide protection for significant amounts of the adjoining floodplain. The runoff from

the western or northern end of the project needs to be controlled and/or dispersed in a managed pattern. The greatest environmental benefit would be created through means for infiltration of rainfall and snow melt into the floodplain. Bioretention areas could easily be established along the clearing and grading edge. Runoff greater than first flush flows would need to be spread into sheet flow, which should be required in any case.

Staff found indications of wetlands at locations other than those shown on the plan. Was a wetland delineation for the entire site completed? If so, please provide the findings for review.

Justifications

The Comprehensive Plan for Fairfax County, Virginia, Parks and Recreation, Objective 3, a. states: "Protect park resources from the adverse impacts of development on nearby properties."

Trails

Requests

A countywide pedestrian trail is required along the Horsepen Run. A note on this plan reads "Pedestrian stream valley trail to be located on the north side of the stream."

The existing stream valley trail is constructed on both the north and south sides of Horsepen Run, as appropriate, and the countywide trails plan does not specify the side of the stream. In this section of the stream, the existing trail on parkland adjoining Mustang Crossing subdivision was constructed on the north side stream to the property line. The remaining lot, owned by Chetaum O'Connor and Noriko Haraikawa, has not been subdivided or developed and thus the trail dead-ends at their common property or line. The trail could be continued on the south of the stream through the Poole Property. A stream crossing should be provided to link this trail to the existing trail on the north, then the trail could be continued through the open space to Centreville Road. The EQC should be dedicated to the Park Authority, and the trail would then be part of the Park Authority's trail system.

Justifications

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Transportation, Objective 4, Policy d, states: "Establish trails and/or sidewalks in conjunction with roads and stream valley as indicated by the Countywide Trails Plan."

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 2, Policy b, states: "Use the park system in conjunction with the Environmental Quality Corridor system to establish an integrated network of green ways linking major resource areas and providing migration routes essential to biological diversity."

cc: Doug Petersen, Planning and Development, FCPA
Dorothea L. Stufen, Plan Review Case Manager, FCPA
Gail Croke, Planning and Development, FCPA
Mubarika Shah, Plan Review Team, FCPA

TO: Barbara A. Byron, Division Director
 Zoning Evaluation Branch (OCP)
 10255 Govt. Center Parkway, Suite 801

Date: June 11 APPENDIX 13
 Map: 25-3-1-1

Acreage: 16.01 PU# 3683/3688

FROM: Facilities Planning (246-3609)

From: R1 To: PDH5

SUBJECT: Schools Analysis, Rezoning Application

Case # RZ/FDP 1998-SU-007

The following information is submitted in response to your request for a school analysis for the referenced rezoning application.

A comparison of estimated student generation between the proposed development plan and that possible under existing zoning area are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning Increase Decrease	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students		
Elem. (K-6)	R/T	96	x .201	19	S/F	16	x .14	6	+13	19
Inter. (7-8)	R/T	96	x .048	5	S/F	16	x .072	1	+ 4	5
High (9-12)	R/T	96	x .098	9	S/F	16	x .157	3	+ 6	9

* Schools which serve this property, their current total membership, net operating capacity, and their projections for the next five years are as follows:

School Name and Number	Grade Level	9/30/97 Capacity	9/30/97 Membership	Projected Membership				
				97-98	98-99	99-00	00-01	01-02
Floris (3286)	K-6	760	882	804	784	794	826	847
Carson (3171)	7-8	1250	N/A	794	841	901	991	1039
Chantilly (2250)	9-12	2200	2551	2619	2740	2782	2838	2912

Source: Capital Improvement Program, FY 1999-2003 Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.

Comments: Chantilly will be relieved by the opening of the new high school at Westfield in 2000-01 year.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district

APPENDIX 14

which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

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 in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

COUNTY 456 REVIEW PROCESS: A public hearing process pursuant to 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. 15.1-491 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 Environmental Management.

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 DEM 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 DEM 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	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PRC	Planned Residential Community
BOS	Board of Supervisors	RMA	Resource Management Area
BZA	Board of Zoning Appeals	RPA	Resource Protection Area
COG	Council of Governments	RUP	Residential Use Permit
CBC	Community Business Center	RZ	Rezoning
CDP	Conceptual Development Plan	SE	Special Exception
DPW&ES	Department of Public Works and Environmental Services	SP	Special Permit
OSDS	Office of Site Development Services, DPW&ES	TDM	Transportation Demand Management
DP	Development Plan	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, DPW&ES
FDP	Final Development Plan	UMTA	Urban Mass Transit Association
GDP	Generalized Development Plan	VC	Variance
GFA	Gross Floor Area	VDOT	Virginia Dept. of Transportation
HCD	Housing and Community Development	VPD	Vehicles Per Day
LOS	Level of Service	VPH	Vehicles per Hour
Non-RUP	Non-Residential Use Permit	WMATA	Washington Metropolitan Area Transit Authority
DPZ	Department of Planning and Zoning	ZAD	Zoning Administration Division, DPZ
DT	Department of Transportation	ZED	Zoning Evaluation Division, DPZ
PD	Planning Division	ZPRB	Zoning Permit Review Branch