



# FAIRFAX COUNTY

APPLICATION FILED: February 9, 1998  
APPLICATION AMENDED: June 10, 1998  
PLANNING COMMISSION: July 15, 1998  
BOARD OF SUPERVISORS: Not Scheduled

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V I R G I N I A

July 1, 1998

## STAFF REPORT

APPLICATION RZ1998-SU-008  
and FDP 1998-SU-008

### SULLY DISTRICT

**APPLICANT:** Stringfellow Development L.C.

**PRESENT ZONING:** R-1, WS

**REQUESTED ZONING:** PDH-3, WS

**PARCEL(S):** 55-1 ((2)) 33  
55-1 ((3)) Pt. C, D, 9A, 13, 15, 18A 18B,19,  
19A and a portion of the unimproved right-of-  
way of Herbert Road to be vacated/abandoned

**ACREAGE:** 39.08 acres

**DU/AC:** 2.81 du/ac with density bonus for ADUs.

**OPEN SPACE:** 30%

**PLAN MAP:** Fairfax Center and Residential 1-2 du/ac

**PROPOSAL:** To rezone to the PDH-3 District to permit  
development of 96 single family detached units  
and 14 single family attached units for a total  
of 110 units.

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 1998-SU-008 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 1998-SU-008 subject to the development conditions contained in Appendix 2.

Staff recommend approval of a modification of the required 200 foot setback for residential structures adjacent to right-of-way for interstate highways.

It should be noted that it is not the intent of the 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 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.



REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 1998-SU-008

FDP 1998-SU-008

FILED 02/09/98  
AMENDED 06/10/98

STRINGFELLOW DEVELOPMENT L.C.  
TO REZONE: 39.08 ACRES OF LAND; DISTRICT - SULLY  
PROPOSED: RESIDENTIAL - SINGLE FAMILY DWELLINGS - R-1  
TO PDH-3  
LOCATED: W. SIDE OF HERBERT RD. AT ITS INTERSECTION  
WITH VERONICA RD.  
ZONING: R-1  
TO: PDH-3  
OVERLAY DISTRICT(S): WS

MAP REF 055-1- /02/ /0033-  
055-1- /03/ / -C P D 0009 A 0013 0015  
055-1- /03/ /0018-A ,0019- ,0019-A 18B

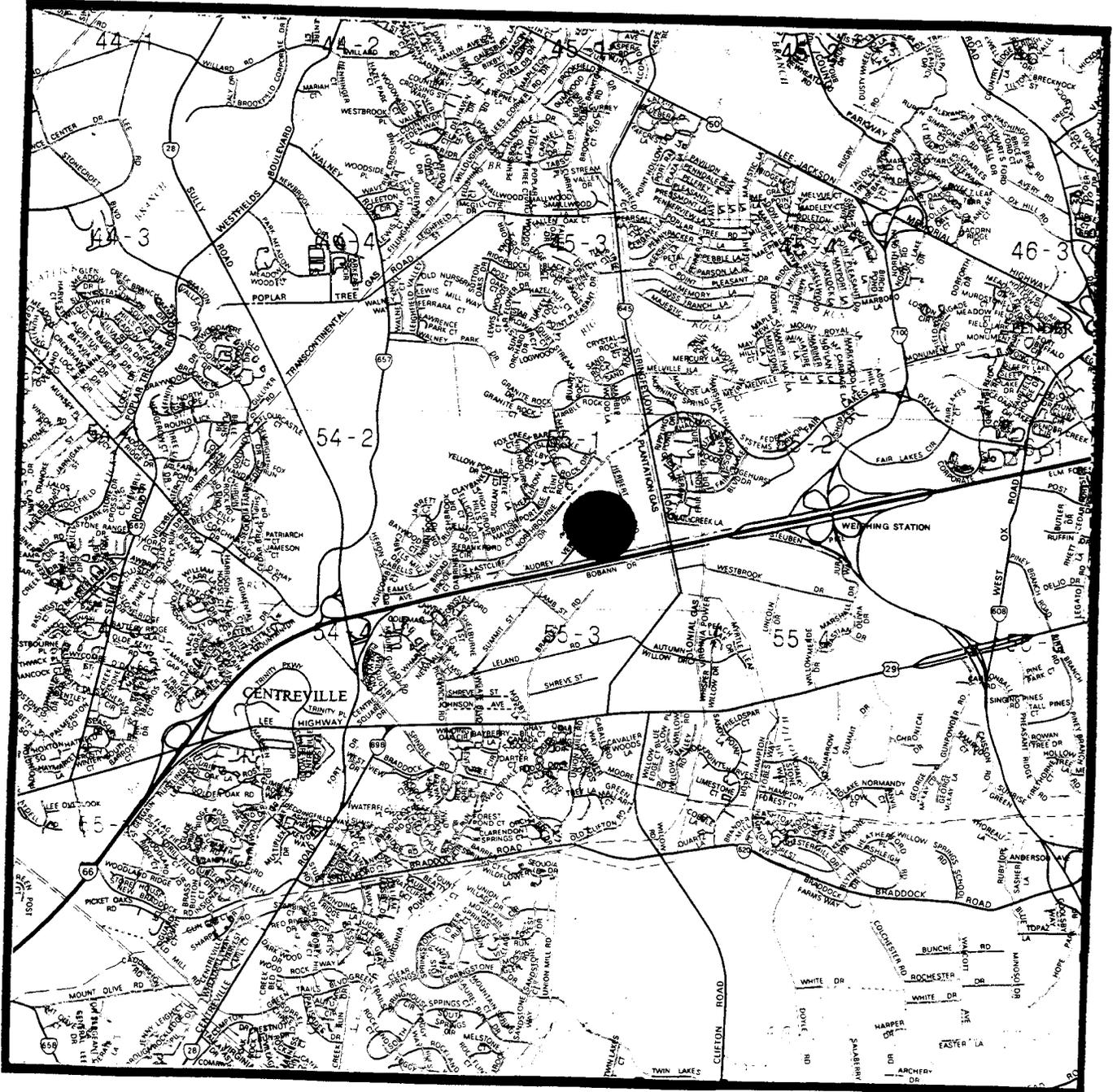
A PORTION OF THE UNIMPROVED RIGHT-OF-WAY  
FOR HERBERT RD. TO BE VACATED AND/OR ABANDONED

FILED 02/09/98

AMENDED 06/10/98  
STRINGFELLOW DEVELOPMENT L.C.  
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PROPOSED: RESIDENTIAL - SINGLE FAMILY DWELLINGS  
APPROX. 39.08 ACRES OF LAND; DISTRICT - SULLY  
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ZONING: PDH-3  
OVERLAY DISTRICT(S): WS

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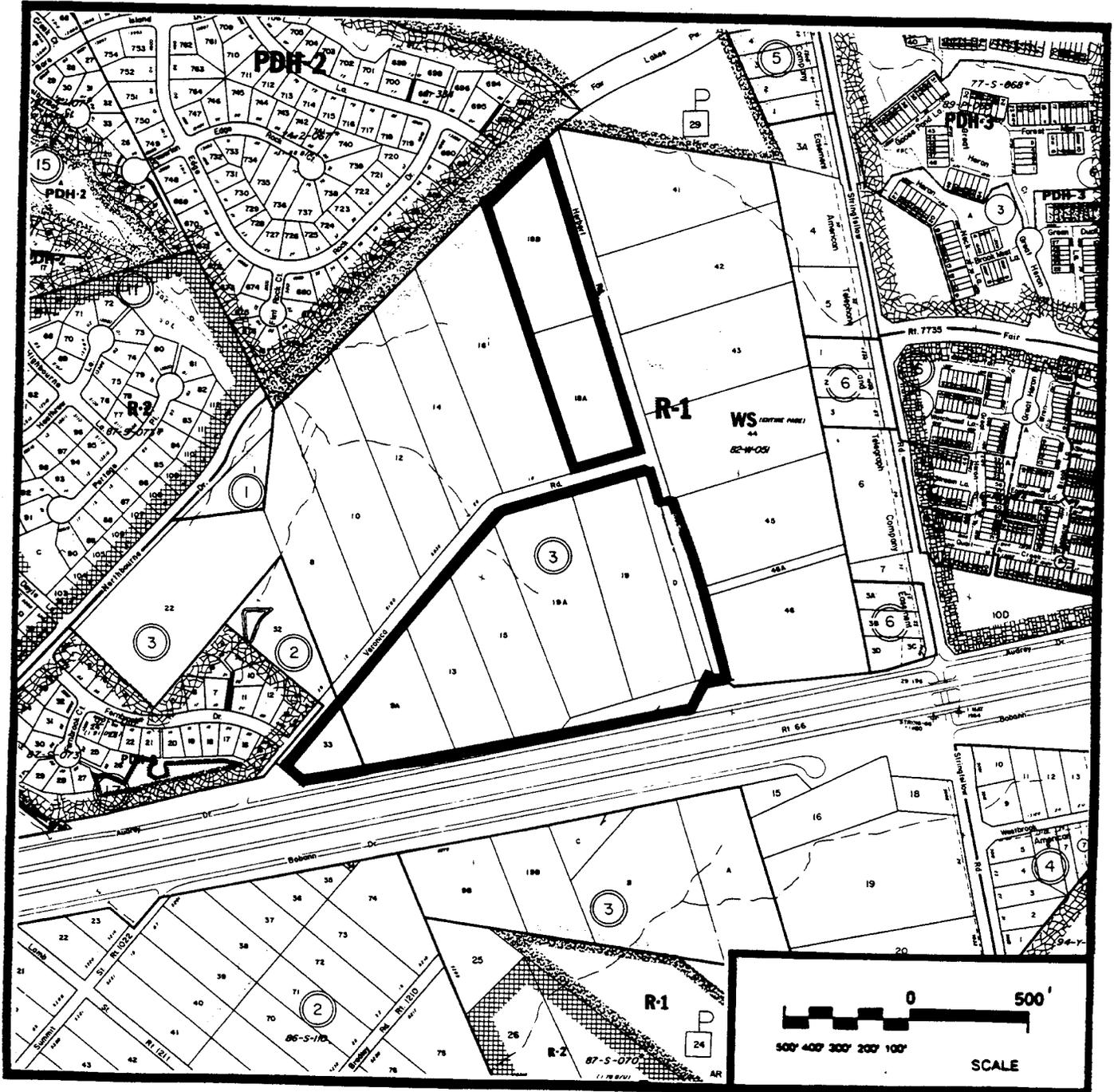
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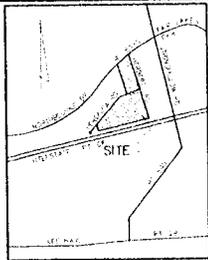
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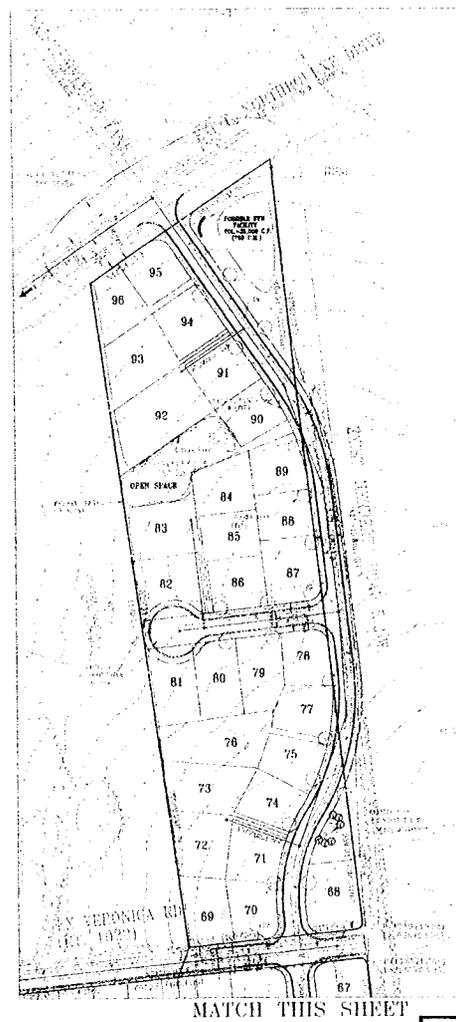
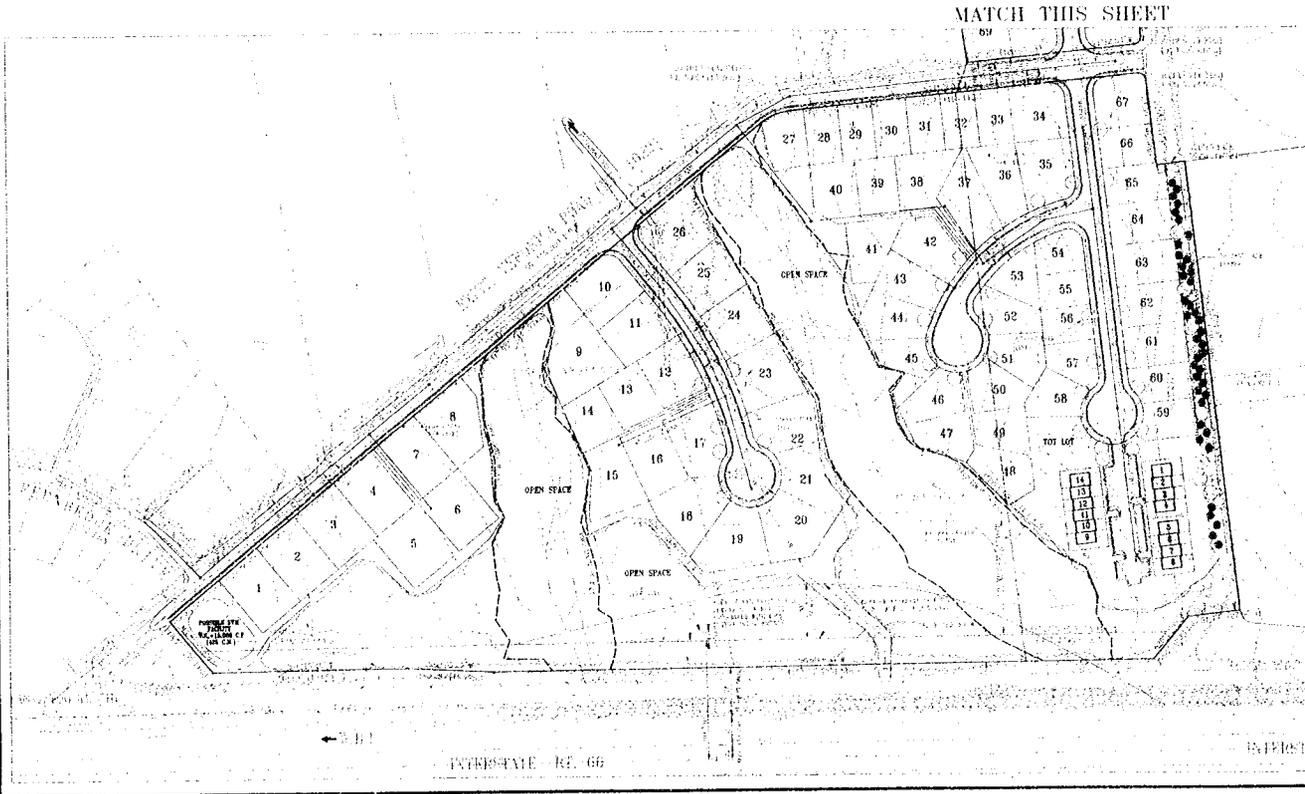




VICINITY MAP  
SCALE: 1" = 100'

**LEGEND**

- PROPOSED PROPERTY LINE
- LOT LINE
- ROAD
- SIDEWALK
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- APPROXIMATE LOT OF CLEARING & GRADING
- APPROXIMATE TREE SAVE
- PROPOSED DECIDUOUS SHRUB TREE 2 1/2" @ CALIBER
- PROPOSED FLUCCATING TREE 6" @ 12"
- PROPOSED EVERGREEN TREE 6" @ 12"



**Dewberry & Davis**  
 Professional Engineers & Planners  
 8401 Jefferson Blvd., Fairfax, Va. 22031  
 (703) 849-0100 FAX (703) 849-0518

CONCEPTUAL  
 FINAL T PLAN

FAIR LAKES CROSSING  
 FAIRFAX COUNTY, VIRGINIA



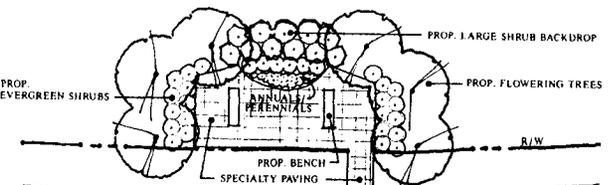
REVISED  
 4/29/98  
 5/3/98  
 4/6/16/98

DESIGNED BY  
 CHECKED BY  
 1" = 100'  
 M-9736

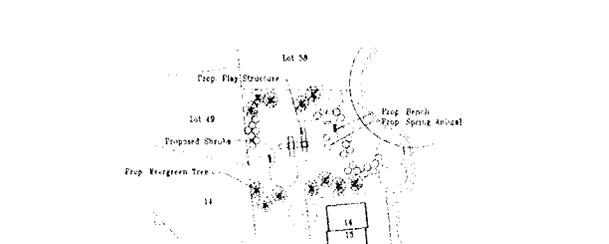
1. THE PROPERTY, DATE IS THE SUBJECT OF THIS CONCEPTUAL FINAL DEVELOPMENT PLAN WHICH IS SUPERSEDED BY THE FAIRFAX COUNTY ZONING MAP AS 51.1 (2/1/77) AND 51.1 (3/1/94), 11, 13, 15A, 19, 19A, 19A-C, PART D AND A PORTION OF THE TRANSITION ZONING HERBERT ROAD RIGHT-OF-WAY. THE PROPERTY IS IN ZONING DISTRICT R-1.
2. THE BOUNDARY INFORMATION IS FROM EXISTING RECORDS AND WAS PREPARED BY DEWBERRY & DAVIS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY SPACES, SIZES, OR THE PROPOSED DEVELOPMENT.
3. THE PHOTOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTIGUOUS INTERVAL OF TWO (2) FEET BY AIR SURVEY. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY SPACES, SIZES, OR THE PROPOSED DEVELOPMENT.
4. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THERE IS A SMALL UNDEVELOPED SINGLE FAMILY DETACHED DWELLING LOCATED AT 1100 13 THAT WAS CONSTRUCTED IN 1984. THE STRUCTURE WILL BE DEMOLISHED.
5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EJECTA EASEMENTS, EASEMENTS, RIGHTS OF WAY, EASEMENTS, OR OTHER RIGHTS OR INTERESTS UNDERGROUND EJECTA EASEMENTS OR OTHER RIGHTS OR INTERESTS ON THE SUBJECT PROPERTY.
6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY OR NO RESOURCE PROTECTION AREA DESIGNATED UNDER THE SUBJECT PROPERTY. THERE IS AN ENVIRONMENTAL QUALITY CORRIDOR AS DESIGNATED IN THE CONCEPTUAL PLAN THAT IS REPRESENTED ON THE GRAPHIC.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVELS LOCATED ON THE SUBJECT PROPERTY.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES, AIRBORNE STORED ON THE SUBJECT PROPERTY, AND TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL NOT GENERATE LULUZE STORAGE, TREAT OR DISPOSAL OF SUCH SUBSTANCES ON THE PROPERTY.
9. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED ON A SEPARATE ASSOCIATED DOCUMENT.
10. THE EASTERN 1/4 OF THE NORTH PORTION OF THE SUBJECT PROPERTY IS LOCATED IN SECTION 11 OF THE FAIRFAX CENTER AREA COMPONENT OF THE COMPREHENSIVE PLAN. THIS PORTION OF THE SUBJECT PROPERTY IS PLANNED FOR RESIDENTIAL USE AT THREE (3) DWELLING UNITS PER ACRE AT THE OUTLET AREA. PLANNING LANDS THERE IS PLANNED FOR USE AS A PUBLIC TRANSPORTATION RAIL CONDUIT, PARKING FACILITY ADJACENT TO INTERSTATE 66 AS PART OF THE INTERSTATE 66 ENHANCED PUBLIC TRANSPORTATION CORRIDOR.
11. THE APPROXIMATE 1/4 ACRE PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE R-1 FLATLAND COMMUNITY PLANNING SECTOR. IT IS PLANNED FOR RESIDENTIAL USE AT ONE (1) TO TWO (2) DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN RECOMMENDED LAND USE AND DENSITY.
12. THERE ARE NO TRAILS RECOMMENDED BY THE COMPREHENSIVE PLAN LOCATED ON THE SUBJECT PROPERTY.
13. GIVEN THE NATURE AND SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES OR SPECIAL ASSESSMENTS ARE REQUIRED.
14. PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED DWELLING UNITS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
15. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR THE WESTERN PORTION OF THE SUBJECT PROPERTY IN REGIONAL STORMWATER MANAGEMENT POND C-30 WHICH IS LOCATED NORTH OF NORTON ROSE DRIVE. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE EASTERN PORTION OF THE SUBJECT PROPERTY WILL BE PROVIDED IN A PROPOSED DRY POND ON SITE AS REPRESENTED ON THE GRAPHIC OR IN AN ALTERNATE LOCATION TO THE EAST AS MAY BE APPROVED BY THE BOARD. A SECOND POSSIBLE DRY POND MAY BE PROVIDED IN THE SOUTHWESTERN PORTION OF THE PROPOSED DEVELOPMENT AS REPRESENTED ON THE GRAPHIC. THE ESTIMATED SIZES AND VOLUMES REPRESENTED FOR THE DETENTION FACILITIES ARE PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL ENGINEERING.
16. OTHER THAN THE EXISTING TREE COVER AND ENVIRONMENTAL QUALITY CORRIDORS ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
17. GIVEN THAT THE PROPOSED DEVELOPMENT PROGRAM IS SINGLE FAMILY DETACHED DWELLING UNITS AND AFFORDABLE DWELLING UNITS IN THE FORM OF SINGLE FAMILY ATTACHED DWELLINGS, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES. A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIRED BY THE SINGLE FAMILY ATTACHED DWELLING UNITS IS HEREBY REQUESTED IN ACCORDANCE WITH PAR. 4-00 (3)(1) OF THE ZONING ORDINANCE. A BARRIER BETWEEN THE UNITS AND INTERSTATE 66 WILL BE PROVIDED IN THE FORM OF A NOISE ATTENUATION WALL OR A PRIVACY YARD FENCE.
18. THE OPEN SPACE CALCULATION PRESENTED IN THE TABULATION IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 2.5.9 OF THE ZONING ORDINANCE. THE PROPOSED OPEN SPACE WILL BE COMMON OPEN SPACE TO BE DELIVERED TO A HOMEOWNERS ASSOCIATION. THE PROPOSED USE OF THE OPEN SPACE WILL BE PASSIVE RECREATION, A LOT LOT AND STORAGE AREA MANAGEMENT.
19. THE DENSITY AND RELATED BONUS UNITS REPRESENTED IN THE TABULATION HAVE BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 2.5.2 AND PART OF ARTICLE 2 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO DECREASE THE NUMBER OF AFFORDABLE DWELLING UNITS AND RELATED BONUS UNITS IN ACCORDANCE WITH AN AMENDMENT TO PART OF ARTICLE 2 THAT MAY BE ADOPTED BY THE BOARD OF SUPERVISORS.
20. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER AS REPRESENTED ON THE GRAPHIC.

20. PURSUANT TO PAR. 4-00 (3)(1), 16-03 OF THE ZONING ORDINANCE, IF IT IS UNDERSTOOD THAT MINOR MODIFICATIONS FROM THE CDS-30 MAY BE PERMITTED, ACCRIT EMBLISHED BY THE ZONING ADMINISTRATOR.
21. THE TREE SAFE AREAS SHOWN ON THE GRAPHIC WILL BE PRESERVED TO THE EXTENT FEASIBLE SUBJECT TO FINAL ENGINEERING AND DESIGN.
22. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES, SUCH AS OUTDOOR TRAILERS, ENTRANCE SIGNS AND OR WALLS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
23. ARCHITECTURAL SKETCHES OF THE PROPOSED UNITS ARE NOT AVAILABLE AT THIS TIME.
24. CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS.
25. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE SUBJECT PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.
26. THE MINIMUM YARDS THAT WILL BE PROVIDED BETWEEN THE DWELLINGS AND THE PROPERTY FRONT YARD WILL BE THE MINIMUM PRESCRIBED YARDS FOR AN R-1 CLUSTER AFFORDABLE DWELLING UNIT DEVELOPMENT.
27. THE SINGLE FAMILY ATTACHED UNITS REPRESENTED ON THE LOTS ARE BASED ON PRELIMINARY ENGINEERING AND DESIGN AND ARE SUBJECT TO MINOR MODIFICATIONS WITH FINAL DESIGN. IT IS UNDERSTOOD THAT THE FINAL LOCATION OF THE UNITS ON THE LOTS WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF A PUD-3 DISTRICT.
28. A MODIFICATION OF THE 200 FOOT MINIMUM DISTANCE THAT MUST BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS AND THE RIGHT-OF-WAY OF INTERSTATE 66 AS PRESCRIBED BY SECTION 2.114 OF THE ZONING ORDINANCE IS HEREBY REQUESTED. THE JUSTIFICATION FOR THIS REQUEST WILL BE PRESENTED IN A STUDY THAT WILL BE SUBMITTED UNDER SEPARATE COVER. THE STUDY WILL SHOW THE PROPOSED NOISE IMPACTS, THE PROPOSED MITIGATION MEASURES AND THE EFFECTIVENESS OF THE PROPOSED MITIGATION.

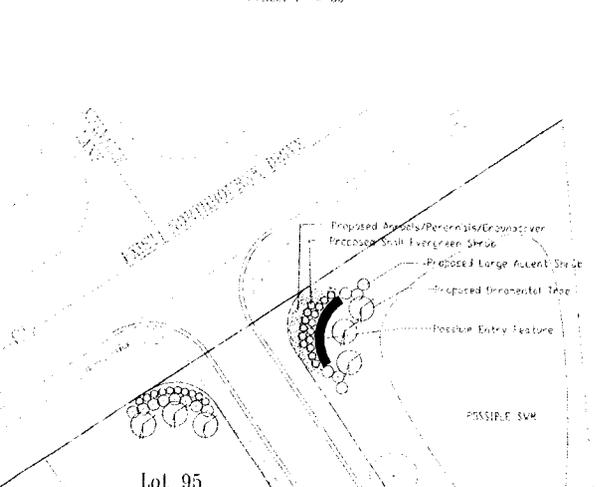
OTHER THAN THIS REQUESTED MODIFICATION AND THE REQUESTED MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ADJACENT TO THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS THAT IS REPRESENTED IN THIS SITE IS ABOVE, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.



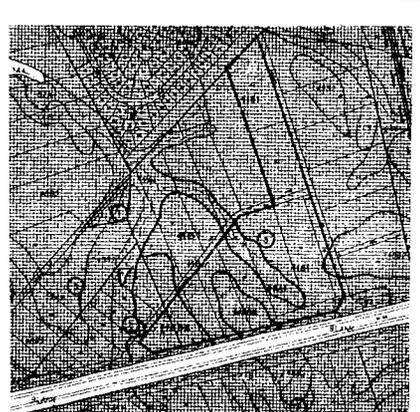
AMENITY AREA - CONCEPTUAL LAYOUT  
SCALE: 1" = 10'



DETAIL OF TOT LOT  
SCALE: 1" = 50'

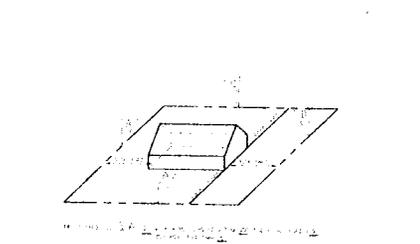


CONCEPTUAL ENTRY FEATURE  
SCALE: 1" = 30'



SOILS MAP  
SCALE: 1" = 500'

- SOILS LEGEND
- 1104 ROCKY LAND, UNDLATING PHASE
  - 1201 MEDIUM SLOPE, LEVEL PLAIN
  - 1402 ISEDELL-MECKENBERG SLOPE, UNDLATING PHASE



ANGLE OF BULK PLANE  
MINIMUM ANGLE FOR PROPOSED DEVELOPMENT IS 20 DEGREES

NOTE: THERE IS NO STATE OF VA. PLANS PROVIDED FOR THE PROPOSED DEVELOPMENT. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE FAIRFAX COUNTY ZONING ADMINISTRATOR. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE FAIRFAX COUNTY ZONING ADMINISTRATOR.

TABULATION:	
EXISTING ZONING	R-1
PROPOSED ZONING	PUD-3
TOTAL LAND AREA	29.84 AC
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS*	96
PROPOSED NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS*	14
PROPOSED DENSITY WITHOUT AFFORDABLE DWELLING UNITS AND BONUS UNITS	2.28 DU/AC
PROPOSED DENSITY WITH AFFORDABLE DWELLING UNITS AND BONUS UNITS	2.41 DU/AC
OPEN SPACE REQUIRED	10%
OPEN SPACE PROVIDED	16%

\* SEE NOTE # 18. THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS ARE THE BASE NUMBER OF UNITS AND THE BONUS UNITS THAT ARE PERMITTED IN ACCORDANCE WITH THE CURRENT PROVISIONS SET FORTH IN SECTION 2.4.6 OF THE ZONING ORDINANCE. THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS ARE THE AFFORDABLE DWELLING UNITS (DU) AS REQUIRED BY THE CURRENT PROVISIONS OF PART OF ARTICLE 2. THE DENSITY CALCULATIONS ARE AS FOLLOWS:

92 BASE UNITS X 125% = 115 TOTAL UNITS  
10 TOTAL UNITS X 125% = 14 ADUS  
110 TOTAL UNITS - 92 BASE UNITS = 18 BONUS AND ADUS (14 ADUS + 4 BONUS UNITS)



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'MENT PLAN  
 IT PLAN

CONCEPT  
 FINAL

FAIR LAKES CROSSING  
 FAIRFAX COUNTY, VIRGINIA  
 DISTRICT

10-29-98	Others
11-11-98	PLU
11-19-98	PLU
12-01-98	PLU
12-08-98	PLU
12-15-98	PLU
12-22-98	PLU
12-29-98	PLU
1-05-99	PLU
1-12-99	PLU
1-19-99	PLU
1-26-99	PLU
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7-09-02	PLU
7-16-02	PLU
7-23-02	PLU
7-30-02	PLU
8-06-02	PLU
8-13-02	PLU
8-20-02	PLU
8-27-02	PLU
9-03-02	PLU
9-10-02	PLU
9-17-02	PLU
9-24-02	PLU
9-30-02	PLU
10-07-02	PLU
10-14-02	PLU
10-21-02	PLU
10-28-02	PLU
11-04-02	PLU
11-11-02	PLU
11-18-02	PLU
11-25-02	PLU
12-02-02	PLU
12-09-02	PLU
12-16-02	PLU
12-23-02	PLU
12-30-02	PLU
1-06-03	PLU
1-13-03	PLU
1-20-03	PLU
1-27-03	PLU
2-03-03	PLU
2-10-03	PLU
2-17-03	PLU
2-24-03	PLU
3-01-03	PLU
3-08-03	PLU
3-15-03	PLU
3-22-03	PLU
3-29-03	PLU
4-05-03	PLU
4-12-03	PLU
4-19-03	PLU
4-26-03	PLU
5-03-03	PLU
5-10-03	PLU
5-17-03	PLU
5-24-03	PLU
5-31-03	PLU
6-07-03	PLU
6-14-03	PLU
6-21-03	PLU
6-28-03	PLU
7-05-03	PLU
7-12-03	PLU
7-19-03	PLU
7-26-03	PLU
8-02-03	PLU
8-09-03	PLU
8-16-03	PLU
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8-30-03	PLU
9-06-03	PLU
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10-31-03	PLU
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2-06-04	PLU
2-13-04	PLU
2-20-04	PLU
2-27-04	PLU
3-05-04	PLU
3-12-04	PLU
3-19-04	PLU
3-26-04	

## DESCRIPTION OF THE APPLICATION

- Applicant:** Stringfellow Development L.C.
- Location/Address:** Located on the west side of Herbert Road, south of Veronica Road and north of I-66.
- Request:** To rezone 39.08 acres from the R-1 and Water Supply Protection Overlay (WSPOD) Districts to the PDH-3-and WSPOD Districts to permit a development of 96 single family detached lots and 14 single family attached units for a total of 110 units at a density of 2.81 du/ac including bonus density for the provision of Affordable Dwelling Units (ADUs)
- The applicant's draft proffers, the proposed Final Development Plan Conditions, Affidavit and Statement of Justification are contained in Appendices 1-4, respectively.

### Waivers and Modifications:

- ▶ Waiver of the 200 foot setback required for residential structures located adjacent to Interstate Right-of-Way pursuant to Sect. 2-414 of the Zoning Ordinance.

## LOCATION AND CHARACTER

- Site Description:** The 39 acre property is undeveloped, heavily forested and is dissected by two bands of wetlands. These wetlands extend in a roughly north-south direction from I-66 to Veronica Road and form the basis of the Environmental Quality Corridor (EQC) areas identified on the Conceptual/Final Development Plan (CDP/FDP). The unimproved right-of-way for Herbert Road forms the eastern boundary of the site.

### Surrounding Area Description

Direction	Use	Zoning	Plan
North	Vacant <sup>1</sup>	R-1	Residential 1-2 du/ac
	Vacant <sup>2</sup>	PDH-2	Residential 1-2 du/ac
	Single Family Detached (Poplar Tree Estates)	PDH-2	Residential 1-2 du/ac

South	I-66 Right-of-Way		
East	Vacant <sup>3</sup>	R-1	Fairfax Center Area: 1-3 du/ac
	Public Park (Tax Map 55-1 ((1)) 29)	PDH-2	Public Facility
West	Single Family Detached (Fox Meadows Estates)	PDH-2	Residential 1-2 du/ac

- <sup>1</sup> The two lots immediately to the north and west of the application site and identified as Tax Map 55-1 ((3)) 14, 16 comprise approximately 13 acres and are vacant.
- <sup>2</sup> The property located on Tax Map 55-1 ((1)) 1, 55-1 ((3)) 8, 10, 12 and 22 consisting of approximately 25 acres was rezoned to the PDH-2 District by the Board of Supervisors on December 8, 1998 pursuant to RZ 1997-SU-012. This rezoning permits development of 48 single family detached dwellings at an density of 1.89 du/ac.
- <sup>3</sup> The properties to the east of the application property, Tax Map 55-1 ((3)) 41, 42, 43, 44, 45, 46 and 46A are all vacant. Lots 45, 46 and 46A and Tax Map 55-1 ((1))7 which comprise 12.84 acres are the subject of Rezoning Application RZ 1998-SU-005 to rezone the property to the PDH-3 District, to permit development of 39 single family detached dwellings. The property comprising this application is designated as a future transit facility in the Comprehensive Plan. The application has been deferred to permit VDOT the opportunity to purchase the property for a park and ride facility.

**BACKGROUND**

On June 10, 1998, the application was amended to add 0.92 acres of land comprising the unimproved right-of-way of Herbert Road south of Veronica Road that is owned in fee simple by the applicant and planned for vacation and/or abandonment. With this amendment the total land area subject to the rezoning application is 39.08 acres.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

The 39.08 acre property is located in both the Centreville Area and Suburban Center of the Bull Run Planning District in Area III and the Fairfax Center Area of Area III. The eastern 17.35 acres of the site is located in Sub-unit F1 of the Fairfax Center, which is planned for residential use at 1 du/ac at the baseline level, 2.0 du/ac at the intermediate level and 3 du/ac at the overlay level. The remaining 22.43 acres south of Veronica Road in the western half of the site is planned for residential development at 1-2 du/ac. Calculated together, the overall maximum density permitted is 2.46 du/ac which is considered the high end of the density range for both planning areas. Other specific Plan text states:

**"Sub-unit F1**

This sub-unit is planned for residential use at 3 dwelling units per acre at the overlay level. In addition, land in this sub-unit is proposed for use as a public transportation rail/commuter parking facility adjacent to I-66 as part of the I-66 Enhanced Public Transportation Corridor. Final site selection should be contingent upon the completion of a study of alternative sites which includes consideration of traffic impacts, environmental impacts and the potential impacts such a location would have on creating increased density pressures around it. Resolution of the final site selection should be accomplished as part of the Enhanced Public Transportation Corridor study yet to be undertaken, or as a separate study effort. Prior to the completion of the study effort, steps should be taken to preserve the site identified in this sub-unit as shown on Figure 87."

It should be noted that the property to the east of the application property has been designated for the Park and Ride facility.

"Land Unit A-2 is part of the low density transition area located between Centreville, Chantilly and the Fairfax Center Area. Residential development at 1-2 du/ac is planned to be compatible with development planned in the immediate vicinity along Stringfellow Road."

The Comprehensive Plan Map shows that the property is planned for residential use at 1-2 dwelling units/acre and part is located in the Fairfax Center Area.

**ANALYSIS****Conceptual/Final Development Plan (CDP/FDP)**  
(Copy at front of Staff Report)

**Title:** "Fair Lakes Crossing"  
**Prepared By:** Dewberry & Davis  
**Date:** February 6, 1998, revised through June 10, 1998

The CDP/FDP consists of two sheets. Sheet 1 depicts the proposed site layout for the portion of the site north of Veronica Road and west of Herbert Road and the portion of the site south of Veronica Road. Due to the odd shape of the application property a separate layout is shown for each area. Sheet 2 contains the site tabulations, notes and a more detailed depiction of the proposed entrance features, tot lot/childrens' play area and garden/seating area.

The applicant is proposing 96 single family detached units and 14 single family attached units at a density of 2.81 du/ac which includes bonus density for provision of ADUs. While minimum lot sizes have not been designated, the applicant has indicated that those lots east of the easternmost EQC area will have a minimum lot size of approximately 6,000 square feet with the lots in the western portion of the site averaging around 10,000 square feet in area. The

proposed single family attached units are located at the end of a cul-de-sac in the southeast corner of the site. A total of 29 units are proposed for the area of the site between Northbourne Drive and Veronica Road. Portions of Herbert Road will be realigned to facilitate access to these units and will connect with Veronica Road. The remaining 81 units including the single family attached units will have access from Veronica Road which is proposed to be improved to a Category 5 street with 52 feet of right-of-way and 38 feet of pavement. Herbert Road will also be constructed with 52 feet of right-of-way and 38 feet of pavement.

A total of 11.7 acres or 30% of the site will be preserved as open space. Two bands of wetlands which have been designated as EQC dissect the site in a north-south direction from I-66 to Veronica Road. The proposed units have been clustered around these wetland areas. A 35 foot buffer which encompasses a portion of the unimproved right-of-way of Herbert Road south of Veronica has been provided to buffer those lots which will be adjacent to the proposed park and ride facility. Several small pockets of open space have been provided in the northern section of the site between Northbourne Drive and Veronica Road.

Several points of access to the subdivision are provided. All the streets within the proposed development will be public streets, with the exception of the parking lot for the single family attached units. Access to the northern portion of the site is provided from Northbourne Drive at its intersection with Melville Lane and from Veronica Road via realigned Herbert Road. An interparcel connection is provided to Tax Map 55-1 ((3)) 16 to permit Lots 14 and 16 access to Herbert Road. A similar interparcel connection has been provided to Lot 14 from the Toll Brothers property to the west. The proposed lots located south of Veronica Road will either have frontage on Veronica Road or will have access to Veronica Road from several cul-se-sac streets. It should be noted that the eastern terminus of Veronica Road is proposed to extend to Stringfellow Road opposite Fair Lakes Boulevard.

### **Environmental Analysis (Appendix 6)**

A number of environmental issues have been identified as follows:

Wetlands/Environmental Quality Corridor (EQC): The property is dissected by two bands of forested wetlands which form the basis for the EQC areas identified on the CDP/FDP. The applicant has submitted a survey of the proposed wetland boundaries and it is staff's determination that the CDP/FDP accurately depicts this EQC, which will be preserved as undisturbed open space.

Highway Noise: The property is subject to high noise levels associated with traffic on I-66. The applicant is requesting a waiver of the Zoning Ordinance requirement that a minimum 200 foot setback from the right-of-way for interstate highways be provided for residential structures. The Board of Supervisors may approve such a waiver provided the applicant commits to noise mitigation measures. Approximately eight (8) single family detached lots and approximately six (6) single family attached units will be located inside the 200

foot setback area. In support of this waiver request, the applicant submitted a noise analysis prepared by an acoustical consultant. The study identifies current and projected noise impacts on the site and recommends the construction of a noise barrier between I-66 and the residential lots. The barrier as initially proposed by the acoustical consultant was to be constructed outside of the VDOT right-of-way within the homeowner open space area between the lots and I-66. As proposed, the barrier would have crossed both of the EQC areas and it was not clear how much of the EQC would have to have been disturbed to construct this noise barrier. Staff was also concerned with the effectiveness of such a barrier given that the elevation of the proposed residential units was significantly lower than the elevation of the highway. Staff was especially concerned that the upper level noise levels of a number of the homes south of Veronica would exceed DNL 75 dBA. The Comprehensive Plan recommends that no residential development be permitted within noise contours that exceed DNL 75 dBA. In order to avoid on-site environmental, aesthetic, and/or design problems associated with noise barrier construction, staff suggested that the applicant construct a VDOT standard noise wall adjacent to I-66. Further, in light of the topographic relationship between the highway and the site (except for the western portion of the property, the highway is elevated above the site), staff believes a barrier immediately adjacent to I-66 will be more effective than a barrier located on the property.

In an effort to address staff's concerns, the applicant submitted a revised noise analysis. The revised analysis recommends construction of a noise barrier which will meet VDOT noise standards to be constructed approximately 90 feet from the existing centerline of I-66. The height of the noise barrier will gradually increase from a height of sixteen (16) feet behind proposed Lot 1 to a maximum height of 24 feet behind townhouse lot 8. The barrier will extend approximately 350 feet west of proposed Lot 1 and 200 feet east of the eastern property boundary. The barrier as proposed will not only protect the rear yards of those homes located within the noise impact areas but will also protect the upper level of homes in these areas. In addition to the noise barrier located within the VDOT right-of-way, the noise analysis recommends construction of a six foot tall noise barrier to the rear of townhouse Lots 1-8 and Lots 59-62.

The applicant has committed to the construction of the noise barriers as recommended in the revised noise analysis and this commitment is reflected in Proffer #22. Proffer #22 also commits to interior noise mitigation through the use of building materials with characteristics which will achieve a maximum interior noise level of DNL45 dBA. Staff believes that the applicant's commitment to construct a VDOT style noise barrier within the VDOT right-of-way and outside of the EQC areas is commendable and addresses staff's concerns. It should be noted that the applicant is dedicating additional right-of-way for future improvements to I-66, although no design plans have been approved for those improvements. At the time I-66 is widened, the VDOT barrier will have to be removed and relocated. The applicant has indicated in Proffer #22 that neither the applicant or the HOA will be responsible for restoration, removal, relocation or reconstruction of the noise barriers in conjunction with future improvements to

I-66. Given that there is no time frame for these future improvements to I-66, staff is comfortable with the proffered commitments. Therefore this issue has been satisfactorily addressed.

Tree Preservation: According to a report prepared by the Urban Forester, opportunities for tree preservation exist throughout the site and the existing tree cover is conducive to preservation because of its health and flat topography. The primary tree preservation for the site will occur within the EQC areas and along I-66. However, there may be additional opportunities for tree preservation within the single family detached lots. At a minimum, the applicant should commit to a tree survey of the perimeter of the tree preservation areas already identified to determine if additional tree save can be accomplished along the rear of those single family detached lots which abut the tree preservation areas. This tree survey should be submitted as part of the subdivision plan submission. The Urban Forester also notes that there is potential for tree transplantation on the site. As part of the tree survey, the applicant should also identify areas where seedlings can be transplanted.

The revised proffers contain a tree preservation commitment which commits to preparing a tree survey along the perimeter of the EQC within and adjacent to the proposed lots. This survey will be submitted as part of the subdivision plan and provides for protection measures for those trees designated to be preserved. Staff believes this additional commitment satisfies the Urban Forester's request for additional tree preservation.

Stormwater Management/Best Management Practices: The property is located within the Water Supply Protection Overlay District (WSPOD). As such, the proposed development will be subject to the stormwater management best management practice (BMP) requirement of WSPOD. With the exception of parcel 18B, the entirety of the property is upstream of regional stormwater management pond C-30. A note on the CDP/FDP states that stormwater management and BMP requirements for much of the site will be satisfied through conveyance of drainage into this pond. Staff from the Department of Public Works and Environmental Services (DPW&ES) has indicated that the regional pond has been designed to accommodate the stormwater runoff from the portion of the site that drains toward this facility.

The CDP/FDP also identifies the possible location of a stormwater management facility at the northeast corner of the site adjacent to Northbourne Drive that would serve to detain drainage from the portion of parcel 18B that does not drain toward the regional facility. This portion of the property is located upstream of an area where rear yard flooding has been reported. DPW &ES has provided comments which suggest that additional stormwater detention measures should be provided for properties within this watershed that are subject to rezoning actions. Staff acknowledges that due to the limited area of the site that is upstream of the drainage problem area, stormwater management controls installed on the site will have no more than a limited impact on drainage conditions downstream. Staff suggested that the applicant consider a more

regional approach by working with the adjacent property owners to perhaps retrofit the stream crossing at Northbourne Drive to the east of the application property to provide a stormwater management function, thereby reducing the flooding potential downstream of the site. Absent such a regional approach, and if an on-site facility is pursued, it would be desirable to have the facility designed such that the post-development peak discharge from the two year storm will be no greater than one-third of the pre-development peak discharge.

Proffer 16 states that the applicant is willing to participate in providing a shared stormwater facility on Parcel 41, which is adjacent to the stream crossing, provided development of the adjacent property is concurrent with development of the application property. However, the applicant is committing to only be a passive partner in such a venture. The applicant has not addressed staff's recommendation to design the proposed on-site facility to accommodate a peak discharge reduction. It would be desirable for the applicant to address this issue.

### **Transportation Analysis (Appendix 7)**

The following transportation issues have been identified by staff:

Road Funds: The applicant has committed in the proffers to make contributions to the Fairfax Center Area Road Fund for each residential lot which has 50% or more of its lot area located within the Fairfax Center Area and to the Centreville Road Fund for each lot which has more than 50% of its lot area within Land Unit A2 of the Centreville Area as depicted on the CDP/FDP.

Frontage Improvements: Veronica Road is shown on the Comprehensive Plan to be extended from Fernwood Drive to Stringfellow Road. The extension of Veronica Road provides access to the future commuter park and ride facility. The applicant has provided a sketch showing that Veronica Road as shown on the CDP/FDP can be aligned with Fair Lakes Boulevard. Veronica Road should be constructed as a two lane roadway with 52 feet of right-of-way and 38 feet of pavement. The applicant has committed to dedicate up to 26 feet of right-of-way and construct a half section of roadway, including curb and gutter with 19 feet of pavement. Toll Brothers, as the developer of a portion of the property on the north side of Veronica Road, has committed pursuant to the proffers accepted with RZ 1997-SU-012, to either construct or escrow funds for the construction of a 19 foot cross section of Veronica Road along its frontage. The applicant should coordinate the Veronica Road frontage improvements with the Toll Brothers development. In addition, the applicant should be aware that VDOT may require construction of a full two lane cross section of Veronica Road along the frontage of Parcels 14 and 16 which have not been consolidated with either this application or the Toll Brothers development.

Existing Herbert Road is unimproved right-of-way which will be realigned from Northbourne Drive to Veronica Road. The applicant has committed in the proffers to vacate and/or abandon those sections of Herbert Road right-of-way which are no longer required for right-of-way based on the proposed new

alignment of Herbert Road. A section of this right-of-way south of Veronica Road will be vacated and/or abandoned and is included as part of the application property. Herbert Road should be constructed as a two lane roadway with 52 feet right-of-way and 38 feet of pavement including curb and gutter. The CDP/FDP has been revised to reflect a 38 foot pavement section within a 52 foot right-of-way. This will permit easier driveway access for those units fronting on Herbert Road and will allow for adequate parking along the street.

The applicant should also commit to provide curb and gutter along the Northbourne Drive frontage of the site and be aware that VDOT may require a right turn lane along Northbourne Drive for access to Herbert Road. Staff has drafted a development condition which requires the applicant to provide frontage improvements along Northbourne Drive as required by VDOT. Therefore all frontage improvement issues have been satisfactorily addressed.

I-66 Improvements: I-66 is shown on the Comprehensive Plan to be widened to a 10 lane HOV facility. In addition, during the I-66 Feasibility Study, VDOT planned for a future HOV flyover ramp at this location. VDOT has indicated that the following right-of-way limits along I-66 are required: 1) mainline - 210 feet from centerline (with noise walls outside the VDOT right-of-way) or 225 feet from centerline (with noise walls in the VDOT right-of-way); 2) an additional 50-90 feet for the flyover ramp. The revised CDP/FDP and the revised proffers provide for dedication of the required mainline right-of-way and the reservation of the 15 feet of additional right-of-way required for construction of a noise wall in conjunction with the future improvements to I-66 and reservation of the additional 50-90 feet of right-of-way for the flyover ramp. The applicant has committed to dedicate this additional 50-90 feet for the flyover ramp upon demand at such time is funding is available for the flyover ramp. While dedication up front, in lieu of reservation, is preferable given that there are no design plans for the proposed future I-66 improvements, the applicant's commitment to reserve the land area for future dedication upon demand is acceptable, provided there is adequate disclosure to both the initial and future purchasers of lots within the subdivision. The applicant has committed in the Proffers to disclose the existence of the area to be reserved for future right-of-way for the future expansion of I-66 to the initial purchasers of Lots 15, 18, 19, 20, 21, 47, 48 and to record such disclosure in the County Land Records, in the individual deeds for these lots. Staff believes that this disclosure should be provided to all purchasers of Lots located south of Veronica Road, not just those immediately adjacent to the future right-of-way area. The applicant has not addressed this issue.

Similarly, staff requested that the applicant provide disclosure to initial purchasers of the location of the future Park and Ride Facility located to the east of the application property. The applicant has committed to provide this disclosure only if the Park and Ride Facility is not under construction at the time of execution of sales contracts. Staff believes the disclosure should be provided regardless of whether construction has commenced on the Park and Ride Lot. The applicant has not responded to Staff's request.

Given that there are major transportation issues affecting this property, staff believes that adequate disclosure is warranted. Therefore, a development condition has been drafted requiring full disclosure of the Park and Ride Facility as well as the potential HOV flyover ramp to all initial and future purchasers of lots located south of Veronica Road.

Interparcel Access: The CDP/FDP shows an interparcel connection to Parcel 16 to the east by providing a temporary cul-de-sac at the terminus of Lots 81 and 82. The applicant should escrow funds to provide for the removal of the temporary cul-de-sac. The revised proffers adequately address this issue. The applicant has also proffered to provide for interparcel access to Parcel 41 through the open space area located in the northeast corner of the site. This interparcel access will be provided in the event alternative access is not provided for Lot 41 through consolidation with Parcel 42.

Pedestrian Access: Pedestrian access should be provided from the proposed development to the adjacent park and ride facility. The applicant is reluctant to provide for pedestrian access to the Park and Ride Facility through the proposed development for safety considerations. However, a sidewalk is shown on the CDP/FDP along Veronica Road which will be extended to the north to connect to Stringfellow Road at Fair Lakes Boulevard. The applicant has indicated that the sidewalk along Veronica would be the preferable means of pedestrian access to the Park and Ride Facility. Staff has prepared a development condition which requires the applicant to coordinate with VDOT and the Department of Transportation for the provision of pedestrian access to the future Park and Ride Facility.

Staff believes that with the proposed proffer commitments and development conditions all transportation issues have been satisfactorily addressed.

#### **Public Facilities Analyses (Appendices 8-12)**

Sanitary Sewer Analysis: The proposed development is located in the Cub Run (T-5) Watershed and would be sewered into the UOSA Treatment Plant. Based upon current and committed flow, excess capacity is available in the UOSA Treatment Plant at this time. There is an existing 8-inch line located in Northbourne Drive approximately 60 feet from the application property which is adequate for the proposed use at the present time. (See Appendix 8)

Water Service Analysis: Adequate water service is available at the site from an existing 12-inch main located at the property. (See Appendix 9)

Fire and Rescue Analysis: The application property is currently served by Fire and Rescue Department Station #17, Centreville. Development of the property will not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway. (See Appendix 10)

Utilities Planning and Design Analysis: As previously discussed in the

Environmental Analysis, DPW & ES has recommended that the applicant reduce stormwater discharge to 1/3 of the predevelopment discharge for the portions of the site which outfall toward Melville Lane and to consider retrofitting the stream crossing at Northbourne Drive to function as a stormwater control facility. The applicant has indicated in the proffers, a willingness to participate in the development of such a facility at Northbourne, but is not willing to do so proactively. The applicant has not addressed the recommendation for reduction in discharge to 1/3 the predevelopment level as noted above. (See Appendix 11)

Schools Analysis: The application property is located within the attendance boundaries for Greenbriar West Elementary, Rocky Run Intermediate and Chantilly High Schools. The current student membership for all three schools exceeds capacity and all are projected to continue to exceed capacity through the 2000-2001 school year. (See Appendix 12)

Park Authority Analysis: The Park Authority has determined that the proposed development will add approximately 378 persons to the population of Sully District. The only recreational amenity being provided with this application is a children's play area. Park Authority staff has determined that residents of the proposed development will demand several outdoor facilities such as basketball, tennis, volleyball, picnic facilities and use of athletic fields. Deficiencies exist in most recreation facilities in this District. The proportional cost to maintain and develop recreational amenities at the current service level will be \$106,000. It would be desirable for the applicant to provide some type of multi-use court facility for use by the residents of the community. In addition, the applicant has been requested to make a contribution to the Park Authority to offset the proportional impact.

The Zoning Ordinance requires that, for all P-District developments, developed recreation facilities in an amount equal to \$955.00/unit must be provided. The applicant has proffered to contribute \$1030/unit, which is \$75.00/unit in excess of the required contribution. This requirement can be met through provision of on-site recreational facilities, a cash contribution or combination thereof. In this instance, the applicant has committed to providing a children's play area on-site with the balance of the expenditure being paid to the Park Authority for the development and maintenance of facilities in the area. The applicant's obligation under this provision of the Ordinance is \$91,680. The applicant has committed to contribute an additional \$7200 for recreational facilities bringing the total recreational commitment to \$98,880. (See Appendix 13)

#### **Land Use Analysis (Appendix 5)**

Approximately 17 acres in the eastern half of the property is located in Sub-unit F-1 of the Fairfax Center Area. The recommended density for Sub-unit F-1 ranges from 1 du/ac at the baseline level, 2.0 du/ac at the intermediate level and 3.0 du/ac at the Overlay Level. Any density greater than 2.0 du/ac is evaluated at the Overlay Level. Approximately 22 acres in the western half of the property is located in Sub-unit A-2 of Centreville Area and Suburban Center. This portion

of the site is recommended for development at 1-2 du/ac. Calculated together, the overall maximum level of development recommended for the application property is 2.46 du/ac. In accordance with Part 8 of Article 2 of the Zoning Ordinance, the recommended density range for developments which provide affordable dwelling units is increased by 20%. Therefore, with affordable dwelling units the recommended density range for the overall development of the property would be 1.2 to 2.95 du/ac. The applicant is proposing development at a density of 2.81 du/ac with the provision of affordable dwelling units.

While the density as averaged is within the Plan range of recommendations, staff initially raised concerns about lot size compatibility with the adjacent Fox Meadow development and the recently approved Toll Brothers Development to the north. These two sites are zoned PDH-2 and were approved at a density of 1.91 and 1.89 du/ac, respectively. The applicant has designed the site so that the lots in the western half of the proposed development will be more compatible with the lot sizes in the Toll Brothers and Fox Meadow developments. While no lot sizes have been shown on the CDP/FDP, the applicant has indicated that Lots 1-10 and Lot 26 which front on Veronica Road range from 10,000 to 11,000 square feet. The average lot size in the Toll Brothers development is 10,782 square feet with the perimeter lots along Veronica Road ranging from 10,280 to 14,105 square feet. The average lot size in the Fox Meadow subdivision is 11,700 square feet. The lots nearest Veronica Road range from 10,248 square feet to 11,600 square feet. Staff believes that the lots proposed in the western half of the site are generally compatible with those existing and planned lots to the north and west. Staff also raised concerns with the design of the lots adjacent to Parcel 16 on the north side of Veronica Road (which has not been consolidated with this application). Although these lots are similar in size to the lots in the western portion of the site, there are several pipestem lots which have no open space areas to provide a break between some of the stacks of units. Staff is concerned that if adjacent Parcel 16 develops, there could be potential for double stacked rows of pipestem lots without any open space to soften the impacts of these stacked units, especially south of the proposed cul-de-sac in the area of Lots 71 to 76. Staff suggested that the applicant redesign these lots or provide open space along the periphery to lessen the chance for double stacking of units. The applicant has not addressed this design issue.

For the portion of the site located within the Fairfax Center Area, the Comprehensive Plan for the Fairfax Center Area recommends a range of development levels to guide development. To develop the more intense uses and greater densities, applicants should provide commensurate facilities and amenities. The applicant has provided design amenities which include streetscaping along the public streets, entrance signage and landscaping, a landscaped seating area, and a children's play area. The applicant has provided a 35 foot buffer along the eastern property boundary south of Veronica Road within the unimproved Herbert Road right-of-way which will be vacated and/or abandoned. This 35 foot landscaped buffer will provide added protection for those lots which will be located adjacent to the future park and ride facility. Staff has requested that the applicant provide a pedestrian connection to the

proposed park and ride facility. A development condition has been drafted which requires the applicant to coordinate with VDOT to provide for pedestrian access either from within the proposed development or along Veronica Road.

In the Fairfax Center Area a checklist is used to evaluate the proposed development for exceptional design, environmental quality and mitigation of transportation impacts. A detailed evaluation of the proposed development with regard to the Fairfax Center Area Checklist is presented in Appendix 14. To qualify for development at the Overlay Level, the proposed rezoning application should fulfill at least:

1. all applicable basic elements; plus
2. all transportation elements relating to highway improvements; plus
3. all essential elements; plus
4. either:
  - ▶ three-fourths of the applicable minor elements and one-half of the applicable major elements, or
  - ▶ the inclusion of all applicable minor elements and one-third of the major elements.

As indicated in the summary totals at the end of the Checklist, the applicant has satisfied all of the applicable basic elements and applicable essential elements.

For those areas not within Fairfax Center, residential density is evaluated based on the residential density criteria set forth in Appendix 8 of the Land Use Section of the Policy Plan. The proposed density of 2.35 is at the high end of the averaged density range of 1.0 to 2.46 du/ac. In order to receive favorable consideration above the base density range, the application should satisfy at least three-fourths of the applicable density criteria as set forth below.

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. (HALF CREDIT)

The applicant has proposed a design which preserves the wetland areas of the site as undisturbed open space and has oriented the lots along this open space area. A 35 foot wide buffer has been provided adjacent to the proposed park and ride facility and a VDOT standard noise barrier will be

constructed within the existing right-of-way along I-66. However, the on-site amenities, i.e. recreational facilities, are limited and staff is concerned with the orientation of some of the pipestem lots in the northern section of the development. Therefore, only half credit is given for this criterion.

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. (NOT APPLICABLE)
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 offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. (FULL CREDIT)

The applicant is providing significant right-of-way dedication for future improvements to I-66 including reservation with dedication upon demand of right-of-way for a future HOV flyover ramp. The applicant has also committed to contribute to both the Fairfax Center Road Fund and the Centreville Area Road Fund. Therefore, full credit is given for this criterion.

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. (HALF CREDIT)

The applicant has committed to contribute \$1030/unit toward recreational facilities both on and off-site. This contribution is in excess of the P-District requirement of \$955/unit. Part of this contribution will be used to construct a children's play area on-site with the remainder of the funds contributed to the Park Authority for development and maintenance of athletic facilities in the vicinity of the site. Staff believes that for a development of 110 homes additional on-site facilities, such as a multi-purpose court or tennis court should be provided to serve the 110 unit development. Therefore, only half credit is given for this criterion.

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)

Thirty percent of the site will be preserved as open space, the majority of which comprises the EQC. The Zoning Ordinance requires a minimum of 18% open space for a PDH-3 District and the applicant is providing 30%. In addition, a

passive landscaped seating area with benches and special pavement treatment has been provided in an open space area adjacent to Lot 68.

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 of and enhancement to environmental resources must be in excess of ordinance requirements. (THREE QUARTERS CREDIT)

The applicant has preserved the sensitive forested wetlands which comprise the EQC on the site as undisturbed open space. The applicant has also committed to additional tree preservation along the periphery of the lots adjacent to the EQC in accordance with recommendations made by the Urban Forester. However, the applicant has not addressed concerns about reducing stormwater discharge to 1/3 of the pre-development level as recommended by DPW&ES. Therefore full credit cannot be given.

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 has committed to providing 14 affordable housing units in accordance with Part 8 of Article 2 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. (HALF CREDIT)

While the applicant was not able to consolidate Parcels 14 and 16, interparcel access was provided to these lots. Therefore, half credit can be given for this criterion.

The Comprehensive Plan recommends fulfillment of at least three-fourths of the applicable development criteria in order for the application to receive favorable consideration at the high end of the density range. Staff has determined that seven (7) of the criteria are applicable in this case. Therefore, the application should satisfy a minimum of 5.25 out of the 7 applicable criteria. In this case, 5.25 out of the 7 criteria have been satisfied. Therefore, the applicant has justified development at the high end of the density range.

## ZONING ORDINANCE PROVISIONS

The requested rezoning of the 39.08 acre site to the PDH-3 District must comply with certain Zoning Ordinance provisions found in Article 6 Planned Development District Regulations and Article 16, Development Plans, among others.

### Article 6

Sect. 6-101, Purpose and Intent: This section states that the PDH District is established to encourage innovative and creative design, to promote high standards in layout and design, to ensure ample provision and efficient use of open space, to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units. The proposed development has been designed to preserve the forested wetlands on the site as EQC. Larger lot sizes have been provided in the western portion of the site to be compatible with the adjacent PDH-2 developments and to lessen the impacts of the additional right-of-way dedication for the future I-66 improvements. The units within the Fairfax Center Area (which is planned for up to 3 dwelling units/acre at the overlay level) are somewhat smaller. A 35 foot wide landscaped buffer has been provided along the eastern property line adjacent to the proposed park and ride facility. The single family attached affordable dwelling units have been clustered at the end of a public street cul-de-sac. Ample open space has been provided around these units. Street trees have been provided along all the subdivision streets. Although minimal recreational facilities have been provided on site, approximately 30% of the site will be preserved as open space. Staff believes that the proposed application satisfies the purpose and intent of the PDH District.

Sect. 6-107, (Par. 1) Minimum District Size: This section states that a minimum of two (2) acres is required for approval of a PDH District. The area of this rezoning application is 39.08 acres; therefore this standard has been satisfied.

Sect. 6-107, (Par. 2) Minimum Lot Area: There is no minimum lot area requirement for each use or building; however, a privacy yard with a minimum area of 200 square feet must be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan. Privacy yards have been provided for the attached units and a development condition has been drafted which requires that the privacy yard for the attached units be a minimum of 200 square feet. Therefore, this standard has been satisfied.

Sect. 6-109, Maximum Density: The proposed density, including the provision of affordable dwelling units, is 2.81 dwelling units/acre which is below the maximum averaged density of 2.95 du/ac with the bonus density for affordable dwelling units.

Sect. 6-110, Open Space: Par. 1 requires a minimum of 18% open space for a PDH-3 District with affordable dwelling units and Par. 2, requires active recreational facilities in the amount of \$955/unit. The application proposes to provide 30% of the entire site in open space and to provide \$1030/unit for active recreation facilities to include a children's play area on-site coupled with a cash contribution to the Park Authority to fulfill this requirement. Therefore, this standard has been satisfied.

Article 16, Sections 16-101 and 16-102

Sect. 16-101 General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. The Comprehensive Plan permits residential development at 1-3 dwelling units/acre within the Fairfax Center Area and residential development from 1-2 du/ac for the Centreville Suburban Area. Given that the application property includes land area within both Planning Areas, the cumulative density permitted is 1 - 2.46 dwelling units/acre. The proposed density of 2.35 without the application of the bonus density for provision of ADUs is within the recommended Plan density. The applicant has satisfied the residential density criteria for developments at the high end of the density range and has satisfied the Fairfax Center Checklist for development at the overlay level. Therefore, this criterion has been satisfied.

Par. 2 requires that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The proposed design permits the preservation of sensitive wetland areas as open space and permits flexibility in lot sizes to accommodate the topographic constraints of the site as well as addressing lot size compatibility issues with adjacent existing and proposed developments. Staff believes the applicant has satisfactorily demonstrated the need for a PDH zoning.

Par. 3 requires protection and preservation of scenic assets. The application proposes to preserve the two bands of wetlands designated as EQC as undisturbed open space. Therefore, this standard has been satisfied.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. Interparcel access has been provided to the parcels which have not been consolidated with this application to permit development in the future. However, staff is concerned with the layout of several of the lots adjacent to Parcel 16 and the potential for double stacking of pipestem lots with the future development of Parcel 16. In an effort to address this issue, staff has drafted a development condition which requires a minimum 20 foot building setback for the residential units located adjacent to Parcel 16. With this development condition, staff believes that this standard has been satisfied.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. The applicant will be constructing frontage improvements along both Herbert and Veronica Roads. Therefore, this standard has been satisfied.

#### Sect. 16-102 Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance the most comparable district is the R-3 Cluster District. The minimum setbacks required for single family detached dwellings in the R-3 District with ADUs are 20 feet for the front yard; 8 feet with a minimum 24 feet for the side yard; and 25 feet for the rear yard. No peripheral distances have been shown on the CDP/FDP. However, as measured on the CDP/FDP the minimum distance between the lots south of Veronica and the southern property line adjacent to I-66 is 70 feet as measured from the rear lot line of proposed Lot 1. A minimum 35 foot setback has been provided as a landscaped open space buffer along the eastern property line south of Veronica Road. Of concern, however, are those lots north of Veronica Road between Herbert Road and the undeveloped Parcel 16 to the west. No peripheral setbacks have been shown along the western property line adjacent to Parcel 16 which is undeveloped and planned for residential development at 1-2 du/ac. Staff has prepared a development condition which requires a minimum 20 foot setback for units constructed along this peripheral lot line. In addition, staff has prepared a development condition requiring a minimum 20 foot front yard setback for all single family detached lots.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all applicable Zoning Ordinance provisions.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. The applicant has committed to construct Veronica Road as a 19 foot cross section with 26 feet of right-of-way. The applicant has been requested to construct Herbert Road, north of Veronica Road to the same standard. The CDP/FDP shows this section of Herbert Road constructed with 30 feet of pavement within a 50 right-of-way. Therefore, this standard has not been fully satisfied.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The only on-site recreational facility is a children's play area. Staff believes that an additional facility to serve the residents such as a multi-purpose court or tennis court should also be provided since there are so few neighborhood type recreational facilities in the area. Sidewalks have been provided along Veronica and Herbert Roads and along the internal subdivision streets. No pedestrian access has been provided through the EQC area due to the environmental sensitivity of the site. The applicant has been requested to show pedestrian access to the future park and ride facility.

Staff has prepared a development condition which requires that the applicant, at a minimum, provide for a public access easement to Tax Map 55-1 ((3)) 46 to allow for future pedestrian access to the Park and Ride facility if determined feasible.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Conclusions**

The applicant is requesting approval of 110 units, consisting of 96 detached units and 14 attached units at a density of 2.81 du/ac including bonus density for the provision of ADUs. This density is considered the overlay level of development within the Fairfax Center Area and at the high end of the Plan Density range for the Centreville Suburban Center. With the submission of the revised proffers contained in the Staff Report, the applicant has addressed most of the issues identified by staff. The applicant has provided significant dedication for improvements to I-66 and has committed to construct a noise wall acceptable to VDOT within the existing I-66 right-of-way. The wall as proposed will provide for noise mitigation in excess of both County and VDOT standards. The applicant has committed to preserving the wetland areas identified on the site and to provide for additional tree preservation efforts along the periphery of the lots which border the areas designated as EQC. The applicant will also be undertaking substantial improvements to Veronica and Herbert Roads to serve this development. There are several issues which have not been addressed through the proffers, but have been addressed in the proposed Final Development Plan Conditions. These issues include the adequacy of disclosure to the initial and future purchasers of the transportation improvements planned for the vicinity, including the future HOV flyover ramp and the Park and Ride Facility, pedestrian access to the Park and Ride facility, frontage improvements along Northbourne Drive and minimum building setbacks along peripheral lot lines. With the proposed development conditions and proffer commitments, staff believes the application is in conformance with the Comprehensive Plan and all applicable Zoning Ordinance provisions.

### **Recommendations**

Staff recommends approval of RZ 1998-SU-008 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-008 subject to the Development Conditions contained in Appendix 2.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, 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. Final Development Plan Conditions
2. Affidavit
4. Statement of Justification
5. Comprehensive Plan Citations and Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Fire and Rescue Analysis
11. Utilities, Planning and Design Analysis (DPW)
12. Schools Analysis
13. Park Authority Analysis
14. Fairfax Center Checklist
15. Glossary of Terms

DRAFT

## RZ-1998-SU-008 - FAIR LAKES CROSSING

## PROFFER STATEMENT

APRIL 29, 1998

JUNE 3, 1998

JUNE 10, 1998

JUNE 29, 1998

JUNE 30, 1998

Pursuant to Section 15.2-2303A of the Code of Virginia, as amended, and subject to the Board of Supervisors' approval of rezoning application RZ-1998-SU-008, as proposed for rezoning from the R-1 and WS Districts to the PDH-3 and WS Districts, Stringfellow Development L.C. (the "Applicant"), for its successors and assigns, proffers that development of Tax Map Parcel 55-1-((2))-33 and Tax Map Parcels 55-1-((3))-C,-D,-9A,-13,-15,-18A,-18B,-19, and -19A and a portion of the unimproved right-of-way of Herbert Road (the "Property") shall be developed in accordance with the following proffered conditions:

1. Substantial Conformity. The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of two (2) pages prepared by Dewberry and Davis, entitled Fair Lakes Crossing, dated February 5, 1998, revised through June 10, 1998 and as further modified by these proffered conditions.
2. Final Development Plan Amendment. Notwithstanding that the CDP/FDP consists of two (2) sheets and said CDP is the subject of Proffer 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access, the maximum number and types of units, streets and open space, and (ii) the Applicant has the option to request a Final Development Plan Amendment ("FDPA") from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP provided such changes are in substantial conformance with the CDP/FDP and proffers and do not increase the total number of units or decrease the minimum amount of open space.

within the 210-foot dedication area. If needed, Applicant shall dedicate the aforesaid 15-foot wide area when final design improvements specified above have been fully funded for construction. If it is determined, upon final design of the I-66 improvements, that any required noise wall to be constructed by VDOT can be accommodated within the 210-foot dedication area, the aforesaid 15-foot wide reservation area shall automatically expire without limitation. Prior to dedication, the Applicant shall be permitted to use said area for open space uses. No structures shall be constructed in the dedication area.

9. I-66 Reservation For Potential HOV Flyover. Additionally, the Applicant shall reserve right-of-way for a future HOV flyover ramp at I-66 as depicted on the CDP/FDP. Said reservation shall be held until such time as construction of the HOV project is funded. Applicant shall, upon request from VDOT and/or Fairfax County, dedicate the aforesaid area when the HOV Ramp design has been funded for construction. If said HOV Ramp is deleted from the County's Comprehensive Plan and/or the Virginia Commonwealth Transportation Board Improvement Plan, the aforesaid reservation shall automatically expire without limitation. Prior to dedication/provision, the Applicant shall be permitted to use said area for open space uses. No structures shall be constructed in the reservation area. The Applicant shall disclose to initial purchasers of the residential units which abut (lots 15, 18, 19, 20, 21, 47, 48 on the CDP/FDP) this reservation area that it may be used for a future HOV ramp. Said disclosure shall be provided in a form that will be recorded in the County's land records, in the individual deeds to the initial purchasers of homes on said lots.
10. Veronica Road Improvements. In accordance with the CDP/FDP, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors up to twenty-six (26) feet of right-of way along the Property's Veronica Road frontage as measured from the presently existing centerline. In addition, the Applicant shall construct frontage improvements along the Property's Veronica Road frontage, including curb, gutter and sidewalk, with curb face set at up to nineteen (19) feet from the presently existing centerline pursuant to the standards of the Public Facilities Manual ("PFM"), as determined by the Director of DPW&ES.
11. Herbert Road Improvements. In accordance with the CDP/FDP, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors up to fifty-two (52) feet of right-of-way for the relocation of Herbert Road. Further, the Applicant shall construct a standard two lane, thirty-eight (38) foot section within said fifty-two (52) feet of right-of-way, with curb, gutter and sidewalk as depicted on the CDP/FDP.

4. Maximum Density. A maximum of 96 single family detached dwelling units and the number of affordable dwelling units required by Section 2-800 of the Zoning Ordinance not to exceed a maximum of 14 affordable dwelling units, shall be permitted on the Property. The Applicant reserves the right to develop fewer than the maximum number of units referenced in this paragraph without a PCA or CDPA/FDPA.
5. Fairfax Center Area Roadway Contribution. The Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the "Procedural Guidelines" adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses, as determined by the Fairfax County Department of Transportation and Department of Public Works and Environmental Systems ("DPW&ES") for each residential lot which has 50% or more of its lot area located within the Fairfax Center Area boundary as depicted on the CDP/FDP.
6. Centreville Area Road Fund. At the time of final subdivision plat approval, the Applicant shall contribute to the Centreville Area Road Fund, ten percent (10%) of the sum of \$1,735 per unit for each lot which has more than 50% of its lot area located within Land Unit A-2 of the Centreville Area as depicted on the CDP/FDP, as adjusted annually by any increase in the Virginia State Highway Construction Bid Index from the date of rezoning approval. The balance of such sum shall be contributed at the time of building permit issuance for each such unit.
7. Right-of-Way Dedication. All right-of-way dedicated in conjunction with these proffers and as depicted on the CDP/FDP shall be conveyed to the Board of Supervisors in fee simple upon demand by the County or at the time of recordation of the final subdivision plat, whichever occurs first, and shall be subject to Proffer 23 regarding reservation of development intensity to the residue of the subject Property.
8. I-66 Right-of-Way. Subject to approval by the Virginia Department of Transportation ("VDOT"), the Applicant will dedicate and convey in fee simple to VDOT right-of-way along the I-66 frontage of the Property within 210 feet of the presently existing centerline of I-66 for planned improvements to I-66. Such dedication and conveyance will be made upon demand by VDOT or at the time of recordation of the final subdivision plat for the first section with lots adjacent to I-66, whichever occurs first. The Applicant shall reserve an additional fifteen (15) feet of right-of-way, as measured from the 210-foot dedication line, for the construction of a noise wall by VDOT in conjunction with ultimate improvements to I-66, in the event said noise wall cannot be accommodated

open space/tree save areas to the extent reasonably feasible without precluding the development of a typical home and yard on each of the lots shown on the GDP. The County Urban Forester may require modifications of such plans to the extent that these modifications do not alter the number of dwelling units shown on the GDP, reduce the size of the proposed units, or significantly move their location on the lot. The tree preservation plan shall include the following elements:

- A. A tree survey which shows the location, size, species and dripline of all trees 12" in diameter and larger whose trunks lay within 20 feet of either side of the limits of clearing and grading at the perimeter of the EQC.
- B. All tree save areas designated to be preserved on the tree preservation plan shall be protected by fencing, a minimum of four feet in height, placed at the dripline of trees to be preserved. The fencing shall be installed prior to any work being conducted on the site and signage affirming "Tree Save Area – Do Not Disturb" shall be provided on the temporary fence and made clearly visible to all construction personnel.

Additionally, the HOA covenants shall require that trees in open space areas and tree save areas will not be disturbed except for the removal of dead and dying trees and selective maintenance to remove noxious and poisonous weeds.

- 16. Open Space. At the time of recordation of the final subdivision plat, the Applicant shall convey common open space parcels, as depicted on the CDP/FDP, to a private HOA for use as common open space and stormwater management/BMP purposes. All common open space areas shall be maintained by the HOA.
- 17. Stormwater Management Facilities. Stormwater management facilities shall be provided as generally depicted on the CDP/FDP, however, the Applicant is willing to coordinate with DPW&ES and the owners of Tax Map Parcel 55-1-((3))-41 to provide a shared stormwater management facility to serve if development of the adjacent property is concurrent with development of this adjacent property or if such shared facility can be planned and provided in a manner that does not impede approval of the Applicant's subdivision plans or interfere or delay the Applicant's construction schedule. If the "possible" stormwater management facility is constructed as depicted on the CDP/FDP, the Applicant will grant an easement to Fairfax County, in a location approved by DPW&ES at the time of final plat approval, to provide access to the facility for maintenance purposes.

12. Herbert Road Right-of-Way. The Applicant shall diligently pursue vacation or abandonment of that portion of the unimproved right-of-way of Herbert Road located on the southeastern portion of the site, adjacent to lots 59-65 and the proposed ADU townhouse lots, to provide a landscaped buffer of a minimum of 35' between the proposed park and ride facility and the subject property, as depicted on the CDP/FDP. Upon vacation or abandonment, the buffer area property shall be conveyed to the homeowners' association ("HOA") and maintained as common open space. In the event that the vacation or abandonment cannot be successfully accomplished, the Applicant will file a PCA/FDPA for the affected portion of the site.
  
13. Interparcel Access. The Applicant shall provide for interparcel access for the benefit of Tax Map Parcel 55-1-((3))-16 as generally depicted on the CDP/FDP, subject to final approval by DPW&ES. The Applicant shall escrow funds with DPW&ES to provide restoration of the temporary cul-de-sac at such time as the stub street is connected as a through street for future development to the west (parcel 55-1-((3))-16). The initial purchasers of the residential units bordering this street shall be advised in writing that the temporary cul-de-sac may be developed as a through connection in the future. This advisory shall be provided with the HOA documents provided to each such purchaser. The Applicant shall provide for interparcel access to Tax Map Parcel 55-1-((3))-41, through the open space parcel located in the northeast corner of the Subject Property at a location deemed appropriate by DPW&ES, in the event the Tax Map Parcel 55-1-((3))-41 is not consolidated for development purposes with Tax Map Parcel 55-1-((3))-42 or is not otherwise provided interparcel access through Tax Map Parcel 55-1-((3))-42.
  
14. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to installation of utility lines and stormwater management facilities, if necessary, as approved by DPW&ES. The trails, utility lines and the stormwater management facilities shall be installed as generally located on the CDP/FDP subject to final engineering and in the least disruptive manner possible as determined by the DEM.
  
15. Tree Preservation. For the purposes of maximizing the preservation of trees in common open space areas and on individual lots adjacent to the EQC, the Applicant shall prepare a tree preservation plan for such portions of the property. The tree preservation plan shall be submitted to the County Urban Forestry Branch of DPW&ES for review and approval as part of the subdivision submission. The plan shall be coordinated with and approved by the County Urban Forester and shall provide for the preservation of specific quality trees or stands of trees on individual lots at the perimeter of the EQC and in common

23. Residential Noise Attenuation. The Applicant shall use building materials with characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of 45 dBA Ldn as follows:
- A. All units located within 150-400 feet of the centerline of I-66 which are impacted by highway noise levels of between 75 and 70 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 45; Doors and windows shall have a laboratory STC rating of at least 37. If windows constitute more than twenty percent (20%) of any facade, they should have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
  - B. All units located within 350-850 feet of the centerline of I-66 which are impacted by highway noise levels of between 70 and 65 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 39; Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than twenty percent (20%) of any facade, they should have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
  - C. To achieve a maximum exterior noise level of 67 dBA Leq or 65 dBA, the Applicant shall:
    - (i) construct noise attenuation structures within the VDOT Right-of-Way of I-66, approximately 90 feet from the existing centerline of Route I-66. Said noise attenuation structure shall include acoustical walls, earthen berms or combinations thereof, which will meet VDOT noise barrier standards. The height of the noise barrier will gradually increase from a height of sixteen (16) feet behind Lot 1 to a maximum height of twenty-four (24) feet behind Townhouse Lot 8. Said noise barrier shall extend west of the western boundary of Subject Property at a height of twenty-four (24) feet for a distance of 350' as measured from the western corner of Lot 1 and shall also extend beyond the eastern property boundary at a height of sixteen (16) feet for a distance 200' as measured from the eastern boundary of Townhouse Lot 8. The

18. Landscaping. Landscaping, a seating area and an entry feature will be provided as generally as shown on the CDP/FDP and shall be in substantial conformance with the "Entry Feature" and "Amenity Area Concept" illustrations depicted on Sheet 2 of the CDP/FDP. In addition to street trees depicted on CDP/FDP, the Applicant shall provide one flowering tree, a large evergreen shrub or tree and foundation plantings for each single family detached lot. Final location of trees and shrubs will be dependent on house siting, driveway and utility location.
19. Environmental Quality Corridor. The Environmental Quality Corridor ("EQC") as depicted on the CDP/FDP shall be conveyed to the HOA at the time of recordation of the final subdivision plat. The EQC area shall not be disturbed except for the removal of dead, dying or diseased vegetation and except for the installation of utilities if deemed necessary. Any necessary disturbance shall be accomplished in the least disruptive manner possible and a replanting plan will be developed and implemented, as approved by the County Urban Forester, for all areas located within the EQC and outside the utility easements that must be disturbed due to the installation of utility lines.
20. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 and with Section 16-404 of the Zoning Ordinance by providing a mix of on-site improvements and cash contributions equivalent to a total of \$1,030 per unit. A children's play area, to include a variety of equipment appropriate for pre-school and school-age children, shall be provided in the location shown on the CDP/FDP and shall be in substantial conformance with the "Tot-Lot" illustrative depicted on Sheet 2, with the balance of the funds to be contributed to the Fairfax County Park Authority for the maintenance, acquisition, or development of park and recreational facilities serving residents of the Sully district and this development. The per unit cash contribution for the respective unit shall be made prior to issuance of the building permit for such dwelling unit.
21. Energy Conservation. All homes constructed on the property shall meet the thermal standards of the Virginia Power Energy Saver Program for energy efficient homes, or its equivalent, as determined by DPW&ES, for either electric or gas energy systems.
22. Park and Ride Disclosure. If the park and ride facility is not under construction at the time of execution of sales contracts for the initial sale of residential units, the Applicant shall disclose in its sales contract to purchasers of residential units that a VDOT park and ride facility is planned adjacent to the southeastern boundary of this property.

conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.

STRINGFELLOW DEVELOPMENT L.C.,  
Applicant and Title Owner of Parcels  
55-1-((2))-33; 55-1-((3))-C, D, 9A, 13, 15, 18B,  
19, 19A

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Rita A. Ritter  
Title Owner of Parcel 55-1-((3))-18A

acoustical fencing or wall shall be flush to the ground level, and architecturally solid from ground up with no gaps or openings and shall be constructed with materials which have a minimum surface weight of 5lb/ft<sup>2</sup>. The Applicant or the HOA shall not be responsible for restoration, removal, relocation or reconstruction of said noise barriers if such noise barriers are removed or otherwise altered in conjunction with future improvements to I-66.

- (ii) In addition to the noise barrier located within the VDOT right-of-way, the applicant shall construct a noise barrier six (6) feet in height along the eastern boundary of the property behind Townhouse Lots 1 through 8 and Lots 59 through 62. The 6' high noise barrier shall be flush to the ground level, and architecturally solid from ground up with no gaps or openings and shall be constructed with materials which have a minimum surface weight of 5lb/ft<sup>2</sup>.

D. As an alternative to "A", "B", or "C" above, the Applicant may elect to have a refined acoustical analysis performed, subject to approval of DPW&ES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units may have sufficient shielding from vegetation and other structures to permit a reduction in the mitigation measures prescribed above; to determine minimum STC ratings for exterior walls, windows, and doors; or to determine design requirements of noise attenuation structures.

- 24. Density Credit. All intensity of use attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject Property.
- 25. Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon, Applicant's successor(s) in interest and/or in developer(s) of the site or any portion of the site.
- 26. Severability. Any of the sections may be subject to a Proffered Condition Amendment ("PCA") without joinder and/or consent of the other sections, if such PCA does not affect any other sections. Previously approved proffered

**FINAL DEVELOPMENT PLAN CONDITIONS**  
**FDP 1998-SU-008**  
**July 1, 1998**

If it is the intent of the Planning Commission to approve RZ 1998-SU-008 staff recommends that such approval be subject to the following conditions:

1. Development of the application property shall be in substantial conformance with the Final Development Plan prepared by Dewberry & Davis dated June 10, 1998, entitled "Fair Lakes Crossing" consisting of two sheets and these conditions.
2. A minimum front yard setback of 20 feet shall be provided for all single family detached lots. A minimum 20 foot building setback shall be provided for those single family detached lots which abut Tax Map 55-1 ((3)) 16.
3. The applicant shall coordinate with VDOT and the Fairfax County Department of Transportation (DOT) to provide for a pedestrian connection to the adjacent Park and Ride Facility to be located on Tax Map 55-1 ((3)) 46, 46A and 45. At a minimum, the applicant shall provide for a public access easement to Lot 46A to permit a future pedestrian connection.
4. Frontage improvements as determined by VDOT shall be provided along the Northbourne Drive frontage of the application property.
5. In addition to the initial purchasers of those lots specifically noted in Proffer #9, all initial purchasers of lots located south of Veronica Road shall be provided a disclosure in the contract of sale that the reservation area designated on the CDP/FDP for future dedication in conjunction with improvements to I-66 may be used for a future HOV ramp. Such disclosure shall be provided in a form acceptable to the County Attorney to be recorded in the County Land Records as part of the individual deed of title for each unit.
6. All contracts of sale and sales material including brochures, maps and models utilized in marketing of the development shall disclose the location of the future Park and Ride facility.
7. A minimum 200 square foot privacy yard shall be provided for each of the single family attached units.

REZONING AFFIDAVIT

DATE: June 3, 1998  
 (enter date affidavit is notarized)

I, Jeffrey H. Saxe, 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. Noa

in Application No(s): RZ 1998-SU-008  
 (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)
Stringfellow Development L.C.	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	<b>Applicant/Title Owner of Parcels 55-1-((2))-33; 55-1-((3))-C, D, 9A, 13, 15, 18B, 19, 19A; Contract Purchaser of Parcel 55-1-((3))-18A Agent for Title Owner of Parcel 55-1-((3))-18A</b>
The Peterson Companies L.C.	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	<b>Consultant/Agent for Applicant</b>
Milton V. Peterson	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	<b>Agent for Applicant</b>
John T. Hazel, Jr.	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	<b>Agent for Applicant</b>

(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 3, 1998  
(enter date affidavit is notarized)

98-269

for Application No(s): RZ 1998-SU-008  
(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:

LIMITED LIABILITY COMPANY

PARTNERSHIP INFORMATION

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

Stringfellow Development L.C.  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033

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

MANAGERS & MEMBERS:

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

- Milton V. Peterson, Manager/Member
- John T. Hazel, Jr., Manager/Member
- William E. Peterson, Manager/Member
- James W. Todd, Manager
- Leigh Ann Hazel-Groux, Member
- Richard M. Hazel, Member
- James W. Hazel, Member
- John T. Hazel, III, Member
- Lauren P. Fellows, Member
- Jon M. Peterson, Member
- Steven B. Peterson, Member
- Rebecca Associates L.P.

(check if applicable) [X] 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 3, 1998
(enter date affidavit is notarized)

98-Hea

for Application No(s): RZ 1998-SU-008
(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)

Acoustical Design Collaborative, Ltd.

5119-A Leesburg Pike, Suite 161

Falls Church, VA 22041-3207

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Neil Thompson Shade

Victoria Vestrich

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 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 Attachment to Par. 1(a)

DATE: June 3, 1998  
 (enter date affidavit is notarized)

98-269

for Application No(s): RZ 1998-SU-008  
 (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. Peterson	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Agent for Applicant
James W. Todd	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Agent for Applicant
Jeffrey H. Saxe	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Agent for Applicant
Kevin M. Crown	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Agent for Applicant
Rita A. Ritter	2332 Addison Street Vienna, VA 22180	Title Owner and Contract Seller of Parcel 55-1-((3))-18A
Hunton & Williams	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys for Applicant
Francis A. McDermott	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorney/Agent for Applicant
John C. McGranahan, Jr.	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorney/Agent for Applicant
Mary Theresa Flynn	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorney/Agent for Applicant
Karen F. Gavrilovic	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planner/Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant

(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.

REZONING AFFIDAVIT

DATE: June 3, 1998  
(enter date affidavit is notarized)

98-269

for Application No(s): RZ 1998-SU-008  
(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.)

John T. Hazel, Jr., made a contribution of \$1,000 to Supervisor Frey on September 22, 1997.

(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 [X] Applicant's Authorized Agent

Jeffrey H. Saxe, Agent for Applicant

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

Subscribed and sworn to before me this 3rd day of June, 1998, in the state of Virginia.

My commission expires: May 31, 1999

Brownie J. Bartley  
Notary Public

DATE: June 3, 1998  
(enter date affidavit is notarized)

98-28a

for Application No(s): RZ 1998-SU-008  
(enter County-assigned application number(s))

LIMITED LIABILITY COMPANY

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

The Peterson Companies L.C.  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033

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

MANAGERS & MEMBERS

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)

- Milton V. Peterson, Manager/Member
- William E. Peterson, Manager/Member
- James W. Todd, Manager
- Lauren P. Fellows, Member
- Jon M. Peterson, Member
- Steven B. Peterson, Member

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

DATE: June 3, 1998  
 (enter date affidavit is notarized)

98-26a

for Application No(s): RZ 1998-SU-008  
 (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))
Dewberry & Davis	8401 Arlington Boulevard Fairfax, VA 22031	Engineers for Applicant
Philip G. Yates	8401 Arlington Boulevard Fairfax, VA 22031	Planner/Agent for Applicant
James E. Emery	8401 Arlington Boulevard Fairfax, VA 22031	Former Project Manager/Agent for Applicant
Richard F. Polk	8401 Arlington Boulevard Fairfax, VA 22031	Project Manager/Agent for Applicant
Acoustical Design Collaborative, Ltd.	5119-A Leesburg Pike Suite 161 Falls Church, VA 22041-3207	Noise Consultant for Applicant
Neil Thompson Shade	5119-A Leesburg Pike Suite 161 Falls Church, VA 22041-3207	Noise Consultant, Agent for Applicant

(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 3, 1998  
 (enter date affidavit is notarized)

98-26a

for Application No(s): RZ 1998-SU-008  
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Hunton & Williams  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 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)

- |                              |                            |                           |
|------------------------------|----------------------------|---------------------------|
| Benjamin C. Ackerly          | James N. Christman         | Manning Gasch, Jr.        |
| Robert A. Acosta-Lewis       | Randolph W. Church         | James G. Gatto            |
| Stanislaus Aksman            | R. Noel Clinard            | David F. Geneson          |
| Kenneth J. Alcott            | Herve' Cogels              | J. William Gibson         |
| W. Tinley Anderson           | Myron D. Cohen             | C. Christopher Giragosian |
| John B. Ashton               | Cassandra C. Collins       | Timothy S. Goettel        |
| Randall D. Avram             | Joseph P. Congleton        | Allen C. Goolsby, III     |
| Gerald L. Baliles            | Joseph W. Conroy           | L. Raul Grable            |
| A. Neal Barkus               | Cameron N. Cosby           | Douglas S. Granger        |
| Michael B. Barr              | T. Thomas Cottingham, III  | Mark E. Grantham          |
| Philip M. Battles, III       | Donald L. Creach           | Patti L. Grant-Wilkinson  |
| John J. Beardsworth, Jr.     | William D. Dannelly        | J. William Gray, Jr.      |
| Lucas Bergkamp               | Douglas W. Davis           | Anne Gordon Greever       |
| Mark B. Bierbower            | J. Mark DeBord             | G. H. Gromel, Jr.         |
| Charles A. Blanchard         | Stephen P. Demm            | John Owen Gwathmey        |
| Bruno Blanckaert             | Robert C. Dewar            | Virginia H. Hackney       |
| Andrew Z. Blatter            | Edward L. Douma            | Catherine M. Hall         |
| Russel S. Bogue, III         | Mark S. Dray               | Ray V. Hartwell, III      |
| Lawrence J. Bracken, II      | L. Traywick Duffie         | Robert W. Hawkins         |
| William S. Bradley           | Bradley R. Duncan          | Timothy G. Hayes          |
| David F. Brandley, Jr.       | W. Jeffery Edwards         | Mark S. Hedberg           |
| Arthur D. Brannan            | L. Neal Ellis, Jr.         | George H. Hetrtrick       |
| Evans B. Brasfield           | John D. Epps               | Thomas Y. Hiner           |
| Craig A. Bromby              | Patricia K. Epps           | Lousanna O. Huehsen       |
| Robert F. Brooks, Sr.        | Lathan M. Ewers, Jr.       | Frank A. Hirsch, Jr.      |
| A. Todd Brown                | James E. Farnham           | Scott M. Hobby            |
| Tyler P. Brown               | Kevin L. Fast              | Robert E. Hogfoss         |
| F. William Brownell          | James W. Featherstone, III | John E. Holloway          |
| Christopher G. Browning, Jr. | Norman W. Fichthorn        | Stephen J. Horvath, III   |
| Kevin J. Buckley             | Andrea Bear Field          | George C. Howell, III     |
| Kristy A. Niehaus Bulleit    | Edward S. Finley, Jr.      | J. Stephen Hufford        |
| Matthew J. Calvert           | Kevin J. Finto             | Roszell D. Hunter         |
| Grady K. Carlson             | Thomas J. Flaherty         | Donald P. Irwin           |
| David M. Carter              | William M. Flynn           | Judith H. Itkin           |
| Jean Gordon Carter           | Lejb Fogelman              | Matthew D. Jenkins        |
| Charles D. Case              | David R. Fricke            | Harry M. Johnson, III     |
| Thomas J. Cawley             | Edward J. Fuhr             | David E. Johnston         |
| Cynthia S. Cecil             | Richard D. Gary            | James A. Jones, III       |

(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 3, 1998  
(enter date affidavit is notarized)

98-26a

for Application No(s): RZ 1998-SU-008  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
Rebecca Associates L.P.  
3110 Fairview Park Drive  
Falls Church, VA 22042

(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)

- Duane Beckhorn, General Partner
- Jean Beckhorn, Limited Partner
- Kirk Beckhorn, Limited Partner
- Jay Beckhorn, Limited Partner

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

DATE: June 3, 1998  
 (enter date affidavit is notarized)

98-Hea

for Application No(s): RZ 1998-SU-008  
 (enter County-assigned application number(s))

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

Hunton & Williams (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 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)

- Alexander W. Suto
- Andrew J. Tapscott
- Michael L. Teague
- John Charles Thomas
- Gary E. Thompson
- Paul M. Thompson
- B. Cary Tolley, III
- Randolph F. Totten
- Guy T. Tripp, III
- C. Porter Vaughan, III
- C. L. Wagner, Jr.
- Anne K. Walker
- B. Lynn Walsh
- William A. Walsh, Jr.
- Harry J. Warthen, III
- Mark G. Weisshaar
- Hill B. Wellford, Jr.
- G. Thomas West, Jr.
- Hugh V. White, Jr.
- Stephen F. White
- Jerry E. Whitson
- David H. Williams
- P. Edwin Williamson
- Walter F. Witt, Jr.
- Mary Robertson Wittenberg
- David C. Wright
- William F. Young
- Lee B. Zeugin

(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 3, 1998  
(enter date affidavit is notarized)

98-26a

for Application No(s): RZ 1998-SU-008  
(enter County-assigned application number(s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)  
Hunton & Williams (Continued)  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 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)

Dan J. Jordanger	Patrick J. Milmoie	John M. Ratino
Walton K. Joyner	Jack A. Molenkamp	Robert S. Rausch
Richard G. Joynt	Charles R. Monroe, Jr.	W. Taylor Reveley, III
Tomasz Kacymirrow	T. Justin Moore, III	Robert C. Reynolds, Jr.
E. Peter Kane	Thurston R. Moore	William M. Richardson
Thomas F. Kaufman	Dewey B. Morris	Rick J. W. Riggers
Joseph C. Kearfott	Sandra P. Mozingo	James M. Rinaca
D. Arthur Kelsey	Robert J. Muething	Renee E. Ring
Douglas W. Kenyon	Eric J. Murdock	Jennings G. Ritter, II
Edward B. Koehler	Edmond P. Murphy	David B. Rivkin, Jr.
John T. Konther	J. Andrew Murphy	Kathy E. B. Robb
Steven J. Koorse	Paul J. Murphy	Gregory B. Robertson
Dana S. Kull	James P. Naughton	Scott L. Robertson
David Craig Landin	Michael Nedzbala	Robert M. Rolfe
David O. Ledbetter	Kimberly A. Newman	Kevin A. Ross
Michael J. Lockerby	Henry V. Nickel	William L. S. Rowe
David S. Lowman, Jr.	Lonnie D. Nunley, III	Marguerite R. Ruby
John A. Lucas	Michael P. Oates	D. Alan Rudlin
Harrison D. Maas	Jonathan A. Olick	Mary Nash Rusher
Robert C. MacDonald	John D. O'Neill, Jr.	Adam L. Salassi
Thomas M. Mackall	Brian V. Otero	Stephen M. Sayers
Benjamin V. Madison, III	Randall S. Parks	Pauline A. Schneider
Charles King Mallory, III	R. Hewitt Pate	Melvin S. Schulze
Thomas J. Manley	William S. Patterson	Patricia M. Schwarzschild
Catherine M. Marriott	Christine H. Perdue	Thomas J. Scott, Jr.
Jeffrey N. Martin	Charles A. Perry	P. Watson Seaman
Christopher M. Mason	David F. Peters	James W. Shea
Michael W. Maupin	Bruce D. Peterson	Jo Anne E. Sirgado
Richard E. May	R. Dean Pope	Laurence E. Skinner
William H. McBride	Kurtis A. Powell	Thomas G. Slater, Jr.
Milby A. McCarthy	Lewis F. Powell, III	B. Darrell Smelcer
Jack E. McClard	Virginia W. Powell	Caryl G. Smith
J. Burke McCormick	J. Waverly Pulley, III	Turner T. Smith, Jr.
Francis A. McDermott	Arnold H. Quint	Lisa J. Sotto
John C. McGranahan, Jr.	Gordon F. Rainey, Jr.	Walter E. Steimel, Jr.
Christina S. Meador	John Jay Range	Gregory N. Stillman
John B. Miller, Jr.	Stuart A. Raphael	Franklin H. Stone
Thomas McN. Millhiser	Scott M. Ratchick	Andrew J. Strenio, 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 3, 1998  
(enter date affidavit is notarized)

*qf. Noa*

for Application No(s): RZ 1998-SU-008  
(enter County-assigned application number(s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)  
KMT Limited Partnership  
c/o Karen S. Grand Pre, General Partner  
10707 Miller Road, Oakton, VA 22124

(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)

- Karen S. Grand Pre, General Partner
- Michael S. Dewberry Trust, Limited Partner  
(Reva A. Dewberry, Trustee;  
Michael S. Dewberry, Sole Beneficiary)
- Thomas L. Dewberry Trust, Limited Partner  
(Reva A. Dewberry, Trustee  
Thomas L. Dewberry, Sole Beneficiary)

(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 3, 1998  
(enter date affidavit is notarized)

98-26a

for Application No(s): RZ 1998-SU-008  
(enter County-assigned application number(s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)  
Dewberry & Davis  
8401 Arlington Boulevard  
Fairfax, VA 22031

(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)

- Sidney O. Dewberry, Managing General Partner
- Barry K. Dewberry, General Partner
- KMT Limited Partnership, General Partner
- John P. Fowler, II, Special General Partner
- Dan M. Pleasant, Special General Partner
- Richard L. Ford, Jr., Special General Partner
- Dennis M. Couture, Special General Partner
- Larry J. Keller, Special General Partner
- Edward J. Riley, Former Special General Partner
- Carl C. Gutschow, Special General Partner

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

## 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 1998-SU-008 concurrent with FDP 1998-SU-008  
Stringfellow Development, L.C.

**DATE:** 29 April 1998

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated February 5, 1998. This application requests a rezoning from R-1 to PDH-3 along with final development plan approval. Approval of this application would result in a residential density of 2.4 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 1-2 dwelling units per acre and 1-3 dwelling units per acre and zoned R-1. To the north are located a subdivision and vacant land which are planned for residential use at 1-2 dwelling units per acre and 1-3 dwelling units per acre and zoned PDH-2 and R-1. To the east is located vacant land that is planned for residential use at 1-3 dwelling units per acre. To the south is located I-66 right-of-way. To the west are located vacant land and a subdivision which are planned for residential use at 1-2 dwelling units per acre and zoned R-2 and PDH-2.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

The 38.16-acre property is located in the Centreville Area and Suburban Center of the Bull Run Planning District in Area III and the Fairfax Center Area of Area III. The Comprehensive Plan text and map provide the following guidance on land use and intensity for the property:

December 31, 1997

**Stringfellow Development LC - Glenwood at Fair Lakes  
Statement of Justification**

The Peterson Companies request approval to rezone approximately 38± acres from the R-1 District and WS Districts to the PDH-3 and WS Districts. The combined Conceptual Development Plan and Final Development Plan (CDP/FDP) depicts 97 single family detached lots and 14 single family attached affordable dwellings at an approximate density of 2.4 dwelling units per acre (du/ac) excluding the affordable dwelling units and 2.9 du/ac including affordable dwelling units. The proposed development is compatible with single family residential development in surrounding neighborhoods.

The subject property is a consolidation of ten parcels located north of Route 66 and west of Stringfellow Road. The properties front on undeveloped Victoria Road and undeveloped Herbert Road. The eastern portion of the site is located in Sub Unit F-1 of Fairfax Center Area which is planned for residential development at 1.0 du/ac at the Baseline Level, 2.0 du/ac at the Intermediate Level and 3.0 du/ac at the Overlay Level. The western portion of the site is located in the Bull Run Planning Area and more specifically, the Flatlick Community Planning Sector. The Centreville Area plan policies identify the western portion of the site as part of Land Unit A-2 which is designated for residential development at 1.0 to 2.0 units per acre. The Fairfax Center Area policies also designate the site as a potential park and ride facility, however, VDOT has identified a site east of the subject site, adjacent to Stringfellow Road, as the preferred location for the new park and ride facility.

Approximately 30% of the property will remain in open space, as compared with the 18% required by the PDH-3 Zoning District requirements. As indicated in the CDP/FDP, the applicant proposes to maintain the EQC areas in a natural wooded state. Street trees are proposed along either side of the streets serving the residential units. A tot lot is proposed adjacent to the EQC area at the center of the site. A possible dry pond is identified on the eastern portion of the site. Stormwater management and BMP requirements will be provided for the majority of the site through Regional Stormwater Management Pond C-30, which is located north of Northbourne Drive.

Primary access to the site will be provided by an improved Victoria Drive which intersects with Northbourne Drive and Fernbrook Drive. The application will also be subject to road improvement contributions per the Comprehensive Plan. This application conforms with all applicable ordinances, regulations, standards and with the adopted Comprehensive Plan except where a waiver or modification is requested. The applicant is requesting a waiver of the transitional screening requirement between the single family detached and single family attached units per Par. 15 of Section 13-304 of the Zoning Ordinance and a modification of the 200 foot setback from to the Right of Way of Route 66 per Section 2-414 of the Zoning Ordinance.

*Francis A. McDermott*  
Francis A. McDermott, Esquire 

OFFICE OF COMPREHENSIVE PLANNING  
DEC 31 1997

PLANNING EVALUATION DIVISION

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**LAND USE SUMMARY CHART - LAND UNIT F**

<u>Sub-units</u>	<u>Approximate Acreage</u>		
F1	99		
<u>Recommended Sub-units</u>	<u>Intensity/Density Land Use</u>	<u>FAR</u>	<u>Units/Acre</u>
<b>Baseline Level</b>			
F1, F2, F3	RES	1	
<b>Intermediate Level</b>			
F1, F2	RES	2	
<b>Overlay Level</b>			
F1, F2	RES	3	

Note: These sub-units are within the Water Supply Protection Overlay District.

**Map:**

The Comprehensive Plan map shows that part of the property is planned for residential use at 1-2 dwelling units per acre and part is located in the Fairfax Center Area.

**Analysis:**

The application should provide the actual acreage of the portion of the site within the Fairfax Center Area so that conformance with the density recommendations of the Comprehensive Plan may be determined. The application and development plan propose a single family detached and attached residential development which is in conformance with the use recommendation of the Comprehensive Plan. The applicant should provide actual lot sizes for the proposed development and reduce the number of pipestem lots. The proposed affordable dwelling units should be dispersed throughout the proposed development.

The Comprehensive Plan also provides the following text that establishes guidelines for

**Text:**

On page 39 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

"Land Unit A-2 is part of the low density transition area located between Centreville, Chantilly and the Fairfax Center Area. Residential development at 1-2 dwelling units per acre is planned to be compatible with development planned in the immediate vicinity along Stringfellow Road."

On page 273 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use, Sub-unit F1," the Plan states:

"This sub-unit is planned for residential use at 3 dwelling units per acre at the overlay level. In addition, land in this sub-unit is proposed for use as a public transportation rail/commuter parking facility adjacent to I-66 as part of the I-66 Enhanced Public Transportation Corridor. Final site selection should be contingent upon the completion of a study of alternative sites which includes consideration of traffic impacts, environmental impacts and the potential impacts such a location would have on creating increased density pressures around it. Resolution of the final site location should be accomplished as part of the Enhanced Public Transportation Corridor study yet to be undertaken, or as a separate study effort. Prior to the completion of the study effort, steps should be taken to preserve the site identified in this sub-unit as shown on Figure 87."

GI-1736-48



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE  
FAIRFAX, VA 22033  
(703) 383-VDOT (8368)

DAVID R. GEHR  
COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

May 19, 1998

Mr. Shiva Pant, Director  
Office of Transportation  
12055 Government Center Parkway, Suite 1034  
Fairfax, Virginia 22035-5511

Re: **I-66 Long Range Plan**

Dear Mr. Pant:

In response to the meeting held to discuss the right-of-way needs along the I-66 Corridor west of Stringfellow Road, the following issues were discussed and agreed upon by both the Department and representatives from your office.

In cooperation with Fairfax County the 1994 right-of-way widths associated with Land Bay A of the Governmental Center were established and dedicated. An HOV flyover ramp, shown on the I-66 Corridor Sketch Study, was also considered at that time. To establish the right-of-way limits for the associated rezoning application the following widths would be consistent and should be pursued:

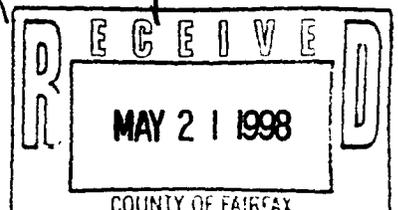
- mainline 210 feet from centerline (without noise walls),
- mainline 225 feet from centerline (with noise walls), and
- an additional 50-90 feet for the flyover ramp.

The VDOT is amenable to the suggested right-of-way being secured by proffer language similar to that used for the Governmental Center; PCA 86-W-001-7/PCA 86-P-089-4 (attached).

If you should require additional information please do not hesitate to contact Frank Edwards at 383-2068.

Sincerely,

Thomas F. Farley





# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE  
FAIRFAX, VA 22033  
(703) 383-VDOT (8368)

DAVID R. GEHR  
COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

March 26, 1998

Ms. Barbara A. Byron  
Director of Zoning Evaluation  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Rc: RZ/FDP 1998-SU-008, Glenwood at Fairlakes  
Tax Map No.: 055-1 ((2)) 33, 055-1 ((3)) 9A, 13, 15, 18A-B etc.

Dear Ms. Byron,

This office has reviewed the generalized development plan relative to rezoning application 1998-SU-008 and offers the following comments.

The proposed subdivision will consist of 96 single family dwelling units and 14 townhouses. Access will be afforded via Veronica Road and Herbert Road.

With this application, Herbert Road and Veronica Road should be constructed to public street standards. Fair Lakes Chase (Subdivision Plan #9415-SD-02-1) is responsible for one half of the construction along the frontage of Veronica Road. This office strongly recommends Veronica Road be constructed in full.

Herbert Road, as shown on the submitted plan, will shift in alignment and will intersect with Northbourne Drive opposing Melville Lane. The applicant should construct a right turn lane along Northbourne Drive. The applicant should provide public street access to parcel 41.

The public streets proposed with this subdivision should be constructed to a PFM standard that will accommodate future traffic volumes of the neighborhood street network. Curb and gutter and sidewalk should be provided.

I-66 in this vicinity will be impacted by an HOV flyover ramp. The applicant should dedicate 225 feet of right-of-way from the centerline of I-66 to the property line. Additional right-of-way should be dedicated/reserved for the flyover ramp.

TRANSPORTATION FOR THE 21ST CENTURY

- The applicant will be constructing Herbert Road but has shifted the alignment of it to the west at various points. The applicant should vacate those portions of Herbert Road no longer required with the new alignment proposed in this development. In addition, Herbert Road north of Veronica should include dedication of 52 feet of right-of-way and construction of 38 feet of pavement. South of Veronica the development plan shows 50 feet of right-of-way and 30 feet of pavement which is adequate because of the fixed trip generation nature of this portion of Herbert Road.

### **I-66**

- I-66 is shown on the Comprehensive Plan to be widened to a 10 lane HOV facility. In addition VDOT during the I-66 Feasibility Study planned a future HOV flyover ramp at this location. VDOT in a letter dated May 19, 1998 (attached) has indicated that the following right-of-way limits along I-66: mainline 210 feet from centerline (noise walls outside the VDOT right-of-way), mainline 225 feet from centerline (noise walls in the VDOT right-of-way), and an additional 50-90 feet for the flyover ramp. Revised plans were submitted by the applicant dated June 10, 1998 that shows the reservation line for the future flyover ramp, dedications of 210 feet along I-66, and reservation of an addition 15 feet along I-66 for soundwalls. This revised plan has been submitted to VDOT for review, as of this date these plans are still under review by VDOT.
- Staff recommend that VDOT standard sound walls be constructed within the VDOT right-of-way to mitigate any adverse noise impact I-66 would have on this development.

### **Interparcel Connection/Parcel Consolidation**

- Interparcel access is shown to parcel 16. When that connection is made the applicant should scarify and restore the cul-de-sac.
- Interparcel access to lot 41 should be provided.
- If feasible parcel consolidation with lots 14 and 16 is recommended.

### **Pedestrian Access**

- This development is located adjacent to the future Stringfellow Road Park and Ride Lot. Pedestrian access within the development should include accommodations for sidewalks to the future Park and Ride facility.

### **Road Fund**

- This development is located within two separate road fund areas. The applicant should contribute to the Centreville Road Fund and Fairfax Center Fund for those dwelling units built within those fund areas.

Barbara Byron  
June 17, 1998  
Page 2

### Trip Generation

Trip Generation		
Scenario	Daily (VPD)	Peak Hour (VPH)
<b>Existing Zoning: R-1</b>		
39 Single Family Dwellings	435	45
<b>Application:</b>		
96 Single Family Dwellings	992	102
14 Townhouses	<u>117</u>	<u>10</u>
Total	1,160	112

Note 1: Trip generation rates are from Trips Generation, The Institute of Transportation Engineers (ITE) Trip Generation Report, 6th Edition, 1997, (ITE land use code 210), except townhouse rates which are derived from field surveys by the Office of Transportation for Fairfax County.

AKR/MGC:mgc

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

Attachment: a/s

## URBAN FORESTRY BRANCH

### OCP REVIEW COMMENTS

April 14, 1998

Case #: RZ 1998-SU-005; RZ 1998-SU-008

Plan Name: Glenwood at Fair Lakes

Reviewer: Cecilia A. Lammers *CA*

OCP Coordinator: Leslie Johnson

A site visit was conducted today. The site is covered with young to mature hardwoods, primarily oaks. The trunk spacing is approximately 25 to 30 feet between trees of 12 inches in diameter and greater, which is fairly open. The understory is healthy with few undesirable species such as multiflora rose, greenbriar or poison ivy. These species, and Virginia pines, are located only along the edges of the forest. This forest cover type, in combination with the relatively level topography, lends itself to tree preservation efforts throughout the development.

1. **Comment:** Opportunities for tree preservation exist throughout the site. The existing tree cover is conducive to preservation because of its health and the flat topography.

**Recommendation:** Tree preservation should be a priority in the design of the site, including tree preservation on the rear of the single family detached lots.

2. **Comment:** The current placement of tree preservation efforts appears to be appropriate.

**Recommendation:** Continue to provide for tree preservation in the stream valley areas and the buffer along Interstate 66. As the final location of specific save areas becomes more defined, a tree survey of the perimeter of those areas may be appropriate. The applicant should, at a minimum, commit to the provision of a tree preservation plan during the site plan stage of development.

3. **Comment:** Opportunities for tree transplantation exist on the site. Many species of trees, currently at seedling size, could be transplanted to new locations on or off-site.

**Recommendation:** The applicant should commit to the preservation of seedling size trees through transplantation.

CAL/

cc: Noel Kaplan, Environmental Planner, E&DRB, Planning Division, OCP  
Anita Capps, Land Use Planner, E&DRB, Planning Division, OCP

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**FILE:** 3-4 (RZ 1998-SU-008)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 1998-SU-008; Stringfellow Development L.C.  
Traffic Zone: 1685  
Land Identification Map: 55-1 ((2)) 33,  
55-1 ((3)) C, P, D, 9A, 13, 15, 18A, 19, 19A

**DATE:** June 17, 1998

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on plans made available to this Office dated June 10, 1998.

The referenced application proposes to rezone approximately 39.08 acres of land from the R-1 residential zoning designation to the PDH-3 designation.

This Office has reviewed the subject application and offers the following comments:

**Frontage Improvements**

- Northbourne Drive should be constructed with curb and gutter along the site's frontage. VDOT has indicated a right turn lane will be warranted.
- Veronica Road is shown on the Comprehensive Plan to be extended from Fernbrook Drive to Stringfellow Road. The applicant should dedicate 26 feet from centerline and construct a 19 foot cross section (VDOT may require a full two-lane cross section). The extension of Veronica Road provides access to the future commuter parking lot and rail station shown on the Comprehensive Plan. The applicant has provided staff with a sketch of the future alignment of Veronica Road with Fair Lakes Boulevard which indicates these two roadways can be aligned.
- The applicant should coordinate Veronica Road frontage improvements with the Toll Brothers development (RZ 1997-SU-012) which is north of this site.

approach, the provision of a stormwater management facility design that will result in a substantial reduction in peak flows from the property would be appropriate. While it should not be expected that such a design would resolve, or even substantially reduce, the downstream problems, such an approach would provide for at least some peak flow reduction.

Parcel 55-1 ((1)) 18B is located along Northbourne Drive, which, to the east of this parcel, crosses the stream that is associated with the aforementioned drainage problem. It is possible that this crossing could be retrofitted to provide a stormwater management function, thereby reducing flooding potential in downstream areas. However, the feasibility and environmental impacts of such a project are not, at this time, known. Further, such an effort would require the cooperation of a number of parties, including the Virginia Department of Transportation, the Fairfax County Park Authority (which owns the parcel immediately upstream of the road crossing), and one or more private land owners.

#### **Suggested Solution:**

The applicant should consider evaluating the feasibility of a stormwater management retrofit project upstream of the Northbourne Road crossing of the stream. If such a project is to be considered, potential wetlands and vegetation impacts should be determined. Any such project should be coordinated with DEM, DPW, the Fairfax County Park Authority, and other owners of directly affected properties.

If the on-site stormwater management facility is going to be pursued, this facility should be designed such that the post-development peak discharge from the 2-year storm will be no greater than one-third of the predevelopment peak discharge.

#### **Tree Preservation**

##### **Issue:**

Except for the area around an abandoned house along Veronica Road and the area along the right-of-way of Herbert Road, the entirety of the site is characterized by a mix of young to mature hardwood trees. The Urban Forestry Branch of DEM has reviewed this application; comments and recommendations from the Urban Forestry Branch are attached.

It should be noted that most of the tree preservation proposed for the site will occur within EQCs and along I-66. Therefore, if right-of-way dedication needs for I-66 are

determined to be broader in extent than what is shown on the development plan, the extent of tree preservation on the site, as well as the visual buffering of proposed residences by preserved areas, will be reduced substantially.

**Suggested Solution:**

Recommendations issued by the Urban Forestry Branch should be addressed.

Additional tree preservation areas outside of the EQCs should be provided if it is determined that additional area will be needed for the I-66 right-of-way.

**Soil Constraints**

**Issue:**

Soils that have been mapped on the property are generally characterized by low bearing values for foundation support, the presence of clays with high shrink-swell potentials, and a perched or high seasonal groundwater table. A geotechnical engineering study in accordance with Chapter 107 of the *Fairfax County Code* will be required by DEM for any construction on the property.

Soils that have been mapped throughout the property are characterized by a shallow depth to bedrock; rock outcrops are evident in a couple of places on the site. Blasting may be required during construction.

**TRAILS PLAN:**

No trails are planned on this property.

BGD:NHK

buildings be kept at least 200 feet away from the I-66 right-of-way. In support of this request, the applicant has submitted a noise study that has been prepared by an acoustical consultant. The study identifies current and projected noise impacts on the site and suggests the construction of a noise barrier between I-66 and the proposed residential lots. The barrier would continue northward along the eastern boundaries of proposed lots 60 through 65. The height of the barrier between I-66 and the residences would range from 15 to 17 feet, with the height tapering off to 7 feet at the rear of proposed lot 65.

This Branch has reviewed the noise study and has a number of technical questions regarding the analysis and its assumptions. However, even if the technical questions are answered satisfactorily, the concern regarding the construction of the noise barrier within EQC areas (as noted above) will remain. The noise study recognizes this problem and suggests that, as an alternative to the EQC crossings, the barrier could be split into several smaller barriers that would wrap around the back yards of lots facing the two EQC areas. While this solution may adequately mitigate noise impacts, it would essentially separate the proposed residential development from the EQC areas and might therefore create significant design and aesthetic concerns.

**Suggested Solution:**

The applicant and/or the applicant's acoustical consultant should respond to this Branch's questions regarding the noise study.

Because there appears to be at least one viable alternative to locating the noise barrier within the EQCs, a proposal for such a barrier location should not be supported. Further, a proposal to wrap barriers around the rear yards of lots adjacent to the EQC should only be supported if it does not create adverse aesthetic and/or design impacts.

In order to avoid on-site environmental, aesthetic, and/or design problems associated with noise barrier construction, it is suggested that a barrier be constructed immediately adjacent to I-66. The Virginia Department of Transportation's (VDOT's) *State Noise Abatement Policy* allows for third party construction of barriers within highway rights-of-way as long as the third party assumes 100% of the cost of the barrier (including preliminary engineering, construction, and maintenance) and as long as VDOT's material, design, and construction specifications are met. Further, in light of the topographic relationship between the highway and the site (except for the western portion of the property, the highway is elevated above the site), a barrier immediately adjacent to I-66 may be more effective than a barrier located on the property.

If a barrier is constructed within the right-of-way of I-66, and if VDOT will not assume

maintenance responsibility for this barrier, the applicant should ensure that maintenance needs will be accommodated without causing an undue burden to future homeowners of the proposed community.

### **Stormwater Management/Water Quality**

**Issue:**

The property is located within the Water Supply Protection Overlay District (WSPOD) of the Zoning Ordinance. As such, at the time of subdivision plan review, the applicant will be required by the Department of Environmental Management (DEM) to demonstrate compliance with the stormwater management best management practice (BMP) requirement of WSPOD.

**Issue:**

With the exception of most of parcel 55-1 ((1)) 18B, the entirety of the property is upstream of regional stormwater management pond C-30. A note on the development plan states that stormwater management and BMP requirements for much of the site will be satisfied through the conveyance of drainage into this pond. Staff from the Department of Public Works (DPW) has confirmed that the regional pond has been designed to accommodate the stormwater runoff from that portion of the subject property that drains towards this facility. At the time of subdivision plan review, the applicant will be required to demonstrate, to the satisfaction of DEM, that stormwater runoff from the property will be conveyed to the regional pond without creating any erosion or flooding problems in the intervening area.

**Issue:**

The development plan identifies the possible location of a stormwater management pond that would serve to detain drainage from that portion of parcel 55-1 ((1)) 18B that does not drain towards the regional stormwater management facility. This portion of the property is located upstream of an area where rear yard flooding has been reported. DEM has advised this office that "additional storm water detention measures for properties within this watershed that request to be rezoned in the future" should be requested.

It should be noted that, due to the limited area of the property that is upstream of the drainage problem area (when compared with the area of the upstream drainage shed), stormwater management controls installed on the site will have no more than a limited impact on drainage conditions downstream. Nonetheless, absent a more regional

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

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

On page 90 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Hazards”, the Comprehensive Plan states :

**“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

. . .

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

**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.

**Wetlands/Environmental Quality Corridors**

**Issue:**

The property is dissected by two bands of forested wetlands. These wetlands, which extend in a roughly north-south orientation from I-66 to Veronica Road, form the basis of the Environmental Quality Corridor (EQC) areas identified on the development plan. While these wetland areas generally lack well-defined streams, and while these wetlands collect drainage from only limited areas, EQC designations in both areas are warranted because of the extent of wetlands present and the committed preservation of similar wetland areas downstream (north) of the site. The development plan indicates that private lot areas will be kept out of the EQCs and that clearing and grading will generally not occur within the EQC (there are only a few very small exceptions, generally for utility lines).

The applicant has provided a copy of a wetlands investigation for the property. This report includes a wetlands delineation sketch. However, a note on the sketch indicates

that the boundaries of the wetlands that are shown are only approximate, and that a survey is needed to provide for a more precise graphical representation of wetland boundaries.

It appears from the development plan that it is the applicant's intent to avoid impacts to wetlands. However, without information providing more precise wetland boundaries, it is not possible to evaluate whether or not all wetland areas on the property will be protected.

**Suggested Solution:**

The applicant should be commended for sensitivity to wetlands on the property.

In order to allow for an evaluation of the relationship between the wetland boundaries and the proposed EQC boundaries, surveyed wetland boundaries should be provided.

The applicant should commit to minimizing clearing and grading within the EQCs where utility line encroachments are being proposed (and again, these areas are very small in extent). In addition, the applicant should ensure that additional clearing within the EQC (such as the small areas shown near proposed lots 7, 13, and 58) is avoided.

**Issue:**

While not shown on the development plan, a noise barrier between I-66 and the proposed lots is suggested by a noise study that has been prepared by the applicant's acoustical consultant. As shown within the noise study, this barrier would cross both of the aforementioned EQC areas. It is not clear the extent to which the EQCs would need to be disturbed to provide for construction of the barrier. However, it does appear that there are other options for the mitigation of highway noise that would not impact the EQCs.

**Suggested Solution:**

Because there appears to be at least one viable alternative to locating the proposed noise barrier in the EQCs (see discussion below), the location of the noise barrier as recommended in the noise study should not be supported.

**Highway Noise**

**Issue:**

The property is affected by high noise levels associated with traffic on I-66. The applicant is requesting a waiver of the Zoning Ordinance requirement that residential

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
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

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 pages 88 to 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Noise”, the Comprehensive Plan states:

"Transportation generated noise impacts the lives of many who live in the County. Some County residents are subjected to unhealthful levels of noise from highway traffic, aircraft operations and railroads, including WMATA's Metrorail . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. . . .

**Objective 4: 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. . . .

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. . . . New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . . ."

On pages 86 and 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.**

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

...

Development proposals should implement best management practices to reduce runoff pollution. . . ."

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

hardwoods and other habitat types. All wetlands are to be preserved in their natural state, or their loss fully mitigated within the watershed.

There is also a need to protect the water and environmental quality of the Occoquan basin area. The Occoquan basin drains approximately 20 percent of the total area of Fairfax County. The reservoir stores water for a large percentage of the Northern Virginia population. Even though the present overall intensity of development within the Occoquan basin is relatively low, water quality levels in the basin are worsening. Further influx of development into the area will be detrimental to water quality and wildlife habitats unless environmentally sensitive site development measures are utilized. Protection of runoff should be provided by retention ponds and other Best Management Practices (BMPs). Every effort should be made to assure that streams will not flood and cause damage to neighborhoods and homes due to future construction in undeveloped areas.

Nonpoint source pollution has been identified as a major contributor to water quality problems in the Occoquan Reservoir. The impact of nonpoint source pollution is related to land use densities. As development becomes more intense and higher percentages of the land surface are paved, pollution concentrations in the urban stormwater runoff increase drastically. This nonpoint source pollution can be reduced by the implementation of BMPs. All projects within the area must abide by the BMPs criteria for nonpoint source pollution control, as adopted by the Board of Supervisors, in an effort to achieve water quality goals. Included in these practices are sedimentation control, stormwater detention (modified as per BMPs), stormwater retention and detention, infiltration trenches, porous pavement usage, paved surface cleaning practices, erosion control, cluster development, grass swales and vegetation filter strips."

On page 254 of the 1991 edition of the Area III Plan, as amended through June 26, 1995, under the heading "Environment," the Plan states:

"High water quality should continue to be promoted in the Fairfax Center Area through land use and structural controls in order to comply with the spirit of the Chesapeake Bay Preservation Act. The following guidelines are suggested to achieve this objective:

...

- Create an extended EQC system to provide protection to areas that constitute the Difficult Run, Cub Run, Little Rocky Run, and Popes Head Creek headwaters. These EQCs form a vegetated filter strip around streams. In this way, impurities which flow in run-off are filtered out prior to entry into the stream system, thus ensuring higher water quality. In addition, the EQCs serve as valuable wildlife habitats and zones where natural vegetation processes are allowed to progress. Consequently, all streams and other areas of particular environmental consequence must be protected through the strict adherence to a policy of protection of Environmental Quality Corridors. Once established, these Environmental Quality Corridors, when linked together and augmented by parks

and other open space areas, can form a continuous open space system linking all major parts of the area. Acquisition of these corridors may be achieved by a variety of methods such as purchase, dedication, or open space easements;

- Provide for the regional stormwater management ponds according to the Regional Stormwater Management Plan. Discourage the use of on-site stormwater management techniques in lieu of a regional alternative. In headwaters areas with suitable soils, infiltration techniques may be appropriate; and
- Encourage cluster development and low development densities in stream valley headwaters.

Problem soils are found in much of the Fairfax Center Area. The eastern portion of the Fairfax Center Area contains rock formations in which naturally occurring fibrous asbestos may occur. Also, shrink-swell clays occur in the eastern and far western portions of the Fairfax Center Area. Development proposals should detail how these concerns will be mitigated. . . ."

On pages 91 to 93 of the 1990 Policy Plan as amended on February 10, 1997 under the heading "Environmental Resources", the Comprehensive Plan states:

"It is desirable to conserve a portion of the County's land in a condition that is as close to a predevelopment state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

**Objective 9: 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

evaluating the development proposal:

**Text:**

On pages 301 through 303 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Use-specific Performance Criteria, Residential/Single-Family Detached Housing Criteria," the Plan states:

- “• Open Space/Community Facilities
  - Provide public park and recreational areas/facilities for resident’s use; link to the open space system...”

**Analysis:**

The applicant has provided a tot lot connected by a trail to the adjacent sidewalks.

**Text:**

- “• Buffers
  - Take advantage of natural landscape edges and elements in buffering and defining neighborhood units...”

**Analysis:**

Buffering should be provided along the eastern boundary adjacent to the Herbert Road right-of-way in order to mitigate the impact of the adjacent proposed public transportation rail/commuter parking facility.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ 1998-SU-008  
Stringfellow Development L.C. (Glenwood at Fair Lakes)

**DATE:** 29 April 1998

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The 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 February 5, 1998. Possible solutions to remedy identified environmental impacts 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 253 of the 1991 edition of the Area III Plan, as amended through June 26, 1995, under the heading "Environment," the Plan states:

"Due to its watershed divide location, the Fairfax Center Area streams are small with intermittent channels predominating. Much of the area is relatively flat with some shallow soils. These conditions suggest the presence of freshwater wetlands, particularly where hydric soils are found. The Fairfax Center Area also has vacant parcels with areas of upland hardwoods. Some of the newly developed areas also have large hardwood stands. Wildlife is evident in the stream channels, the wetlands, forested areas, and meadows. Due to road construction and subsequent development, much of the remaining habitat is fragmented. The ecological resources of this area should be enhanced through the development process by means of restoring an enlarged EQC system that incorporates headwater streams, wetlands, and connected patches of upland

SI-1736-48



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE  
FAIRFAX, VA 22033  
(703) 383-VDOT (8368)

DAVID R. GEHR  
COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

May 19, 1998

Mr. Shiva Pant, Director  
Office of Transportation  
12055 Government Center Parkway, Suite 1034  
Fairfax, Virginia 22035-5511

Re: **I-66 Long Range Plan**

Dear Mr. Pant:

In response to the meeting held to discuss the right-of-way needs along the I-66 Corridor west of Stringfellow Road, the following issues were discussed and agreed upon by both the Department and representatives from your office.

In cooperation with Fairfax County the 1994 right-of-way widths associated with Land Bay A of the Governmental Center were established and dedicated. An HOV flyover ramp, shown on the I-66 Corridor Sketch Study, was also considered at that time. To establish the right-of-way limits for the associated rezoning application the following widths would be consistent and should be pursued:

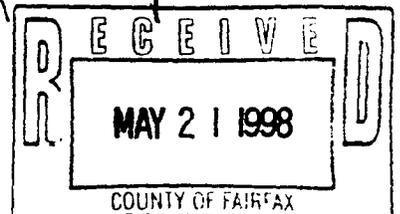
- mainline 210 feet from centerline (without noise walls),
- mainline 225 feet from centerline (with noise walls), and
- an additional 50-90 feet for the flyover ramp.

The VDOT is amenable to the suggested right-of-way being secured by proffer language similar to that used for the Governmental Center; PCA 86-W-001-7/PCA 86-P-089-4 (attached).

If you should require additional information please do not hesitate to contact Frank Edwards at 383-2068.

Sincerely,

Thomas F. Farley

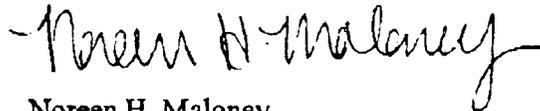


Ms. Barbara A. Byron  
March 26, 1998  
Page 2

Noise attenuation walls should be constructed along I-66 in accordance with FHWA specifications.

If you should require any additional information please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Noreen H. Maloney". The signature is written in black ink and is positioned above the typed name and title.

Noreen H. Maloney  
Transportation Engineer

**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-008  
FDP 98-SU-008

---

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 the Fairfax County Water Authority.
2. Adequate water service is available at the site from an existing 12-inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.

William R. Kirkpatrick, Jr.  
William R. Kirkpatrick, Jr., P.E.  
Manager, Planning

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. RZ 1998-SU-008 FDP 1998-SU-008  
 Tax Map No. 055-1- ((02) 33; ((03)) -C P D 9A, 13, 15, 18A, 19, 19A

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

1. The application property is located in the Cub Run (T5) Watershed. It would be sewerred into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant 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 by the Board of Supervisors. No committment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in Northbourne Drive and approx. 1000 feet from 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		Existing Use + Application		Existing Use + Application	
	+ Application		+ Previous Rezonings		+ Comp. Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
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, VIRGINIA

## MEMORANDUM

February 25, 1998

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

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

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 1998-SU-008 and Final Development Plan FDP 1998-SU-008

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 #17, **Centreville**.
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.



POPLAR TREE PARK

VENTREVILLE HILLS

ARROWHEAD PARK

SCALE IN FEET 200 400 600 800

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.**

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

**DATE:** 4-20-98

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

**SUBJECT:** Rezoning Application Review

Name of Applicant/Application: Stringfellow Development L.C.

Application Number: 1998-SU-008

Type of Application: RZ / FDP

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 - 55-1((2))33; 55-1((3))C, P, D, 9A, 13, 15, 18A, 19, 19A  
Area of Site - 38.16 acres  
Rezoned from - R-1 to PDH-3  
Watershed/Segment - Cub Run / Greenbriar

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: There is a complaint, on file with PSB, concerning yard flooding, downstream of this proposed development.

- Master Drainage Plan (proposed projects): CU224 Streambank stabilization is located approximately 1 ½ miles downstream of site.
- UP&DD Ongoing County Drainage Projects: None.
- Other Drainage Information: A portion of this site outfalls into CU030 - Regional pond C-30 located approximately 3000 feet downstream of site.

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

Date: Jun  
 Map: 55-1-2-33;55-1-3-18A&18B  
 19 & 19A  
 Acreage: 38.16 PU# 4183

FROM: Facilities Planning (246-3609)

From R1 To PDH3

SUBJECT: Schools Analysis, Rezoning Application

Case # RZ/FDP 1998-SU-008

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)	S/F	96	x .4	38	S/F	38	x .4	15	+26	41
	R/T	14	x .201	3						
Inter. (7-8)	S/F	96	x .072	7	S/F	38	x .072	3	+ 5	8
	R/T	14	x .048	1						
High (9-12)	S/F	96	x .157	15	S/F	38	x .157	7	+ 9	16
	R/T	14	x .098	1						

\* 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
Greenbriar West (2255)	K-6	678	787	781	830	856	906	923
Rocky Run (2251)	7-8	975	1281	1314	1214	1203	1238	1352
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 get relief when the new high school at Westfields opens in 2000-01/

RE: Rezoning Application w

Application Name/Number: **Stringfellow Development L.C. / RZ & FDP 1998-SU-008**

**\*\*\*\*\* 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 shall reduce discharges to 1/3 predevelopment discharge for the portions of the site which outfall toward Melville Lane (yard flooding). Applicant shall consider retrofitting crossing at Northbourne Dr. to function as a stormwater control facility. 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 against applicants request for waiver of 200' set back from I-66.**

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/rz98su08

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

contributions to be provided shall be in general accordance with proportional impact on

Barbara Byron  
RZ/FDP 1998-SU-008  
Glenwood at Fair Lakes  
April 6, 1998  
Page 2

identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity".

Homeowners Open Space

The proposed open space (for the homeowners association) between lots 92 and 89 is a landlocked parcel in that it has no access within the boundaries of this development.

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

**Fairfax  
County  
Park  
Authority**



**M E M O R A N D U M**

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

**DATE:** April 6, 1998

**FROM:** Lynn Tadlock, Director *L. Peterson for*  
Planning and Development Division

**SUBJECT:** RZ/FDP 1998-SU-008  
Glenwood at Fair Lakes  
Loc: 55-1((3))C pt.,D,9A,13,15,18A,19,19A; 55-1((2))33

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

Recreation Facilities

Provide a contribution of approximately \$106,000 to the Fairfax County Park Authority toward offsetting the impact of the proposed increase in population on park facilities. This funding is needed to acquire, develop and/or maintain park and recreation facilities in a nearby park to serve the residents of this development.

The proposed development of Glenwood at Fair Lakes will construct 97 single family and 14 townhouse units at the site. This development will add 378 residents to the current population of the Sully District. The developer is not providing any outdoor recreational amenities for the residents. These residents will demand several other outdoor recreational facilities such as picnic, playground, tennis, basketball, volleyball, and especially athletic fields. The current level of service for parkland and facilities is quite low in Centreville Area of Sully District. The developers should provide for the impact of future residential developments in Centreville area. The proportional impact of recreational facilities for the residents of Glenwood at Fair Lakes would be \$106,000.

*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*

### FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-008

Submission #: 3

Date of Review: 6/19/98

Not  
Applicable   Applicable   Essential   Satisfied

Comments

<b>TRANSPORTATION SYSTEMS</b>					
<b>I. AREA WIDE BASIC DEVELOPMENT ELEMENTS</b>					
<b>A. Roadways</b>					
1. Minor street dedication and construction		X	X	X	Veronica Road and Herbert Road
2. Major street R.O.W. dedication	X				
<b>B. Transit</b>					
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes	X				
2. Non-motorized access to bus or rail transit stations		X	X	X	See FDP Condition
3. Land dedication for transit and commuter parking lots		X	X	X	Reservation with Dedication upon demand for I-66 HOV
<b>C. Non-motorized Transportation</b>					
1. Walkways for pedestrians		X	X	X	
2. Bikeways for cyclists	X				
3. Secure bicycle parking facilities	X				

**FAIRFAX CENTER CHECKLIST**

**Case #: RZ 1998-SU-008**

**Submission #: 3**

**Date of Review: 6/19/98**

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>II. AREA WIDE MINOR DEVELOPMENT ELEMENTS</b>					
<b>A. Roadways</b>					
1. Major roadway construction of immediately needed portions	X				
2. Signs	X				
<b>B. Transit</b>					
1. Bus shelters	X				
2. Commuter parking	X				
<b>C. Non-motorized transportation</b>					
1. Pedestrian activated signals	X				
2. Bicycle support facilities (showers, lockers)	X				
<b>D. Transportation Strategies</b>					
1. Ridesharing programs	X				
2. Subsidized transit passes for employees	X				

### FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-008

Submission #: 3

Date of Review: 6/19/98

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS</b>					
<b>A. Roadways</b>					
1. Contribution towards major (future) roadway Improvements		X	X	X	Contribution to Fairfax Center Road Fund
2. Construct and/or contribute to major roadway improvements	X				
3. Traffic signals as required by VDOT	X				
<b>B. Transit</b>					
1. Bus or rail transit station parking lots	X				
<b>C. Transportation Strategies</b>					
1. Local shuttle service	X				
2. Parking fees	X				
<b>D. Non-motorized Circulation</b>					
1. Grade separated road crossings	X				

**FAIRFAX CENTER CHECKLIST**

**Case #: RZ 1998-SU-008**

**Submission #: 3**

**Date of Review: 6/19/98**

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>ENVIRONMENTAL SYSTEMS</b>					
<b>I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS</b>					
<b>A. Environmental Quality Corridors (EQC)</b>					
1. Preservation of EQCs as public or private open space		X	X	X	
<b>B. Stormwater Management (BMP)</b>					
1. Stormwater detention/retention		X	X	X	
2. Grassy swales/vegetative filter areas	X				
<b>C. Preservation of Natural Features</b>					
1. Preservation of quality vegetation		X	X	X	Additional tree preservation around perimeter of EQC.
2. Preservation of natural landforms	X				
3. Minimize site disturbance as a result of clearing or grading limits		X	X	X	

**FAIRFAX CENTER CHECKLIST**

**Case #: RZ 1998-SU-008**

**Submission #: 3**

**Date of Review: 6/19/98**

Not  
Applicable Applicable Essential Satisfied

Comments

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>D. Other Environmental Quality Improvements</b>					
1. Mitigation of highway-related noise impacts		X	X	X	Provision of noise barrier
2. Siting roads and buildings for increased energy conservation (Including solar access)		X		X	
<b>II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS</b>					
<b>A. Increased Open Space</b>					
1. Non-stream valley habitat EQCs	X				
2. Increased on-site open space		X	X	X	
<b>B. Protection of Ground Water Resources</b>					
1. Protection of aquifer recharge areas	X				
<b>C. Stormwater Management (BMP)</b>					
1. Control of off-site flows	X				
2. Storage capacity in excess of design storm requirements		X			SEE DPW COMMENTS

**FAIRFAX CENTER CHECKLIST**

**Case #:** RZ 1998-SU-008

**Submission #:** 3

**Date of Review:** 6/19/98

	Not Applicable	Applicable	Essential	Satisfied	Comments
D. Energy Conservation					
1. Provision of energy conscious site plan		X		X	
<b>III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS</b>					
A. Innovative Techniques					
1. Innovative techniques in stormwater management	X				
2. Innovative techniques in air or noise pollution control and reduction		X		X	Includes commitment for upper level noise attenuation
3. Innovative techniques for the restoration of degraded environments	X				
<b>PROVISION OF PUBLIC FACILITIES</b>					
<b>I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS</b>					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	X				
B. Public Facility Site Dedications					

### FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-008

Submission #: 3

Date of Review: 6/19/98

Not  
Applicable   Applicable   Essential   Satisfied

Comments

1. Schools	X				
2. Police/fire facilities	X				
<b>II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS</b>					
<b>A. Park Dedications</b>					
1. Dedication of parkland suitable for a neighborhood park	X				
<b>B. Public Facility Site Dedication</b>					
1. Libraries	X				
2. Community Centers	X				
3. Government offices/facilities	X				
<b>III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS</b>					
<b>A. Park Dedications</b>					
1. Community Parks		X			No dedication provided
2. County Parks	X				
3. Historic and archeological parks	X				

## FAIRFAX CENTER CHECKLIST

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	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>B. Public Indoor or Outdoor Activity Spaces</b>					
1. Health clubs	X				
2. Auditoriums/theaters	X				
3. Athletic fields/major active recreation facilities		X		X	Contribution in excess of ZO requirements for Park Facilities in the area
<b>LAND USE/SITE PLANNING</b>					
<b>I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS</b>					
<b>A. Site Considerations</b>					
1. Coordinated pedestrian and vehicular circulation systems		X	X	X	
2. Transportation and sewer infrastructure construction phased to development construction		X	X	X	
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites		X	X	X	
4. Preservation of significant historic resources	X				
<b>B. Landscaping</b>					
1. Landscaping within street rights-of-way		X	X	X	
2. Additional landscaping of the development site where appropriate		X	X	X	Landscaped Amenity Area

**FAIRFAX CENTER CHECKLIST**

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Not  
Applicable Applicable Essential Satisfied

Comments

	Not Applicable	Applicable	Essential	Satisfied	Comments
3. Provision of additional screening and buffering		X	X	X	35' buffer adjacent to transit facility
<b>II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS</b>					
<b>A. Land Use/Site Planning</b>					
1. Parcel consolidation		X	X	X	
2. Low/Mod income housing		X	X	X	ADU's
<b>B. Mixed Use Plan</b>					
1. Commitment to construction of all phases in mixed-use plans	X				
2. 24-hour use activity cycle encouraged through proper land use mix	X				
3. Provision of developed recreation area or facilities	X				
<b>III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS</b>					
<b>A. Extraordinary Innovation</b>					
1. Site design		X			Not extraordinary site design
2. Energy conservation		X		X	
<b>DETAILED DESIGN</b>					
<b>I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS</b>					
<b>A. Site Entry Zone</b>					

### FAIRFAX CENTER CHECKLIST

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		Not Applicable	Applicable	Essential	Satisfied	
1. Signs			X		X	Entrance feature
2. Planting			X	X	X	
3. Lighting			X			
4. Screened surface parking	X					
<b>B. Street Furnishings</b>						
1. Properly designed elements such as lighting, signs, trash Receptacles, etc.			X	X	X	
<b>II. AREA WIDE MINOR DEVELOPMENT ELEMENTS</b>						
<b>A. Building Entry Zone</b>						
1. Signs	X					
2. Special planting	X					
3. Lighting	X					
<b>B. Structures</b>						
1. Architectural design that complements the site and adjacent developments			X	X		No building elevations provided.
2. Use of energy conservation techniques			X		X	
<b>C. Parking</b>						

**FAIRFAX CENTER CHECKLIST**

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**Submission #: 3**

**Date of Review: 6/19/98**

	Not Applicable	Applicable	Essential	Satisfied	Comments
1. Planting- above ordinance requirements	X				
2. Lighting	X				
D. Other Considerations					
1. Street furnishing such as seating, drinking fountains	X				
2. Provision of minor plazas		X		X	Amenity Area
<b>I. AREA WIDE MAJOR DEVELOPMENT ELEMENTS 0/0</b>					
A. Detailed Site Design					
1. Structured parking with appropriate landscaping	X				
2. Major plazas	X				
3. Street furnishings to include strucures (Special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment	X				
4. Landscaping of major public spaces	X				

## FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-008

## SUMMARY

I. BASIC DEVELOPMENT ELEMENTS

1. Applicable elements	20
2. Elements satisfied	20
3. Ratio	100%

II. MINOR DEVELOPMENT ELEMENTS

1. Applicable elements	8
2. Elements satisfied	6
3. Ratio	75%

III. MAJOR DEVELOPMENT ELEMENTS

1. Applicable elements	6
2. Elements satisfied	4
3. Ratio	51%

IV. ESSENTIAL DEVELOPMENT ELEMENTS

1. Applicable elements	21
2. Elements satisfied	21
3. Ratio	100%

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**FAIRFAX CENTER CHECKLIST**

**Case #: RZ 1998-SU-008**

**V. MAJOR TRANSPORTATION ELEMENTS  
(HIGHWAY RELATED)**

- 1. Applicable elements 1
- 2. Elements satisfied 1
- 3. Ratio 100%

**VI. LOW/MODERATE INCOME HOUSING ELEMENT**

Yes \_\_\_ No \_\_\_

## 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