



FAIRFAX COUNTY

RZ APPLICATION FILED: March 23, 1998
SE APPLICATION FILED: May 29, 1998
PLANNING COMMISSION: July 29, 1998
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

July 15, 1998

STAFF REPORT

APPLICATION RZ 1998-SU-018 and SE 98-Y-033

SULLY DISTRICT

APPLICANT:	Apple Federal Credit Union
PRESENT ZONING:	R-1
REQUESTED ZONING:	C-3
PARCEL(S):	56-2 ((1)) 32
ACREAGE:	1.91 Acres
FAR:	0.70
OPEN SPACE:	20%
PLAN MAP:	Fairfax Center Area
PROPOSAL:	Rezone 1.91 acres from the R-1 District to the C-3 (Office) District in order to develop a four-story, 58,174 gross square foot office building with an FAR of 0.70, and special exception approval to permit a 3,877 square foot bank with two drive-through windows within the first floor of the office building.

STAFF RECOMMENDATIONS:

Staff recommends that RZ 1998-SU-018 be approved subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends that SE 98-Y-033 be approved subject to the proposed development conditions contained in Appendix 2 and subject to the approval of RZ 1998-SU-018.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement along the western property line in favor of that shown on the GDP/SE plat.

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, Office of Comprehensive Planning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



REZONING APPLICATION

RZ 1998-SU-018

FILED 03/23/98

APPLE FEDERAL CREDIT UNION

TO REZONE: 1.91 ACRES OF LAND; DISTRICT - SULLY

PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE C-3 DISTRICT
TO PERMIT COMMERCIAL DEVELOPMENT

LOCATED: APPROX. 300 FT. S.E. OF THE INTERSECTION
OF RANDOM HILL RD. AND RIDGE TOP RD.

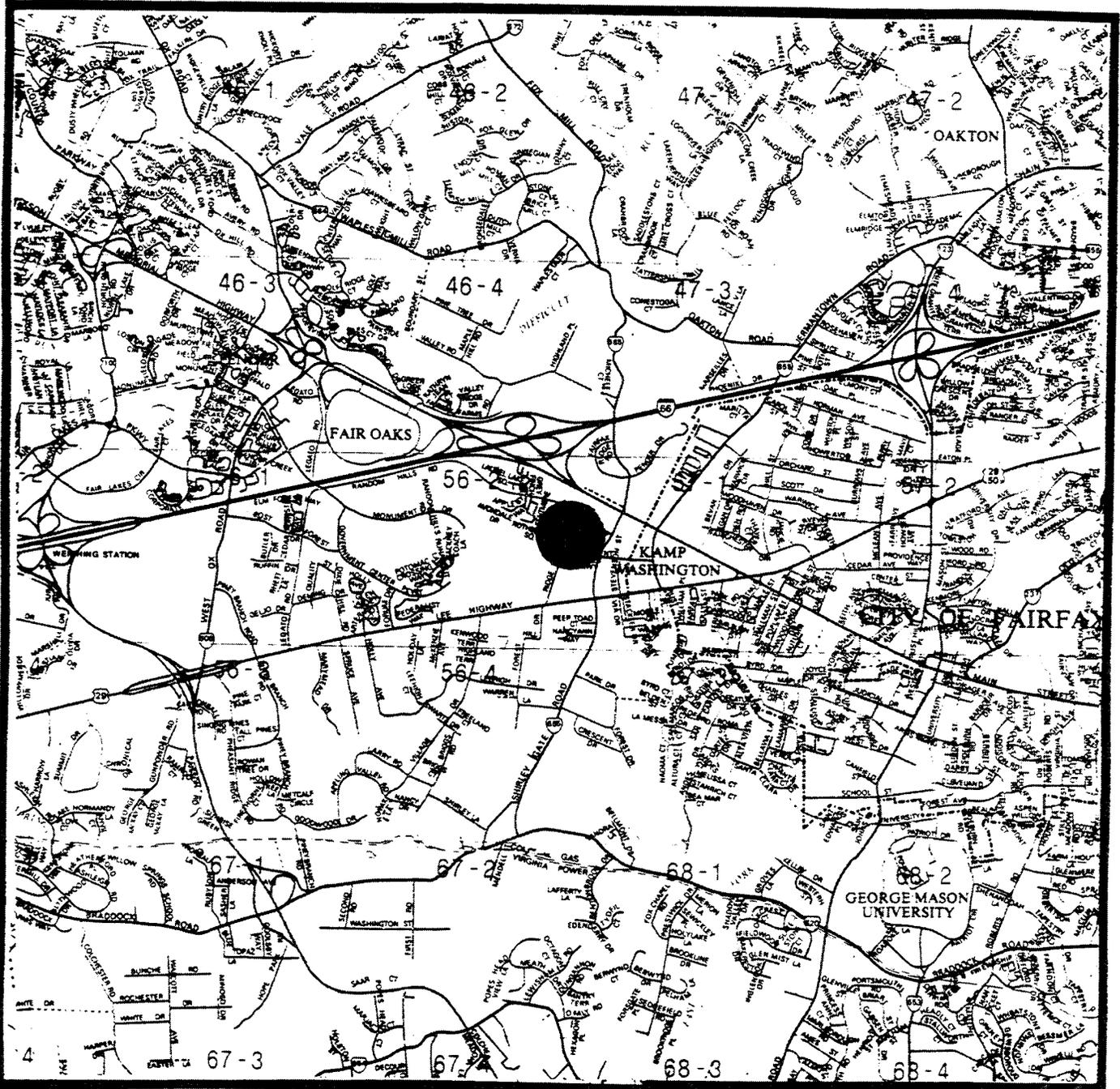
ZONING: R-1

TO: C-3

OVERLAY DISTRICT(S):

MAP REF

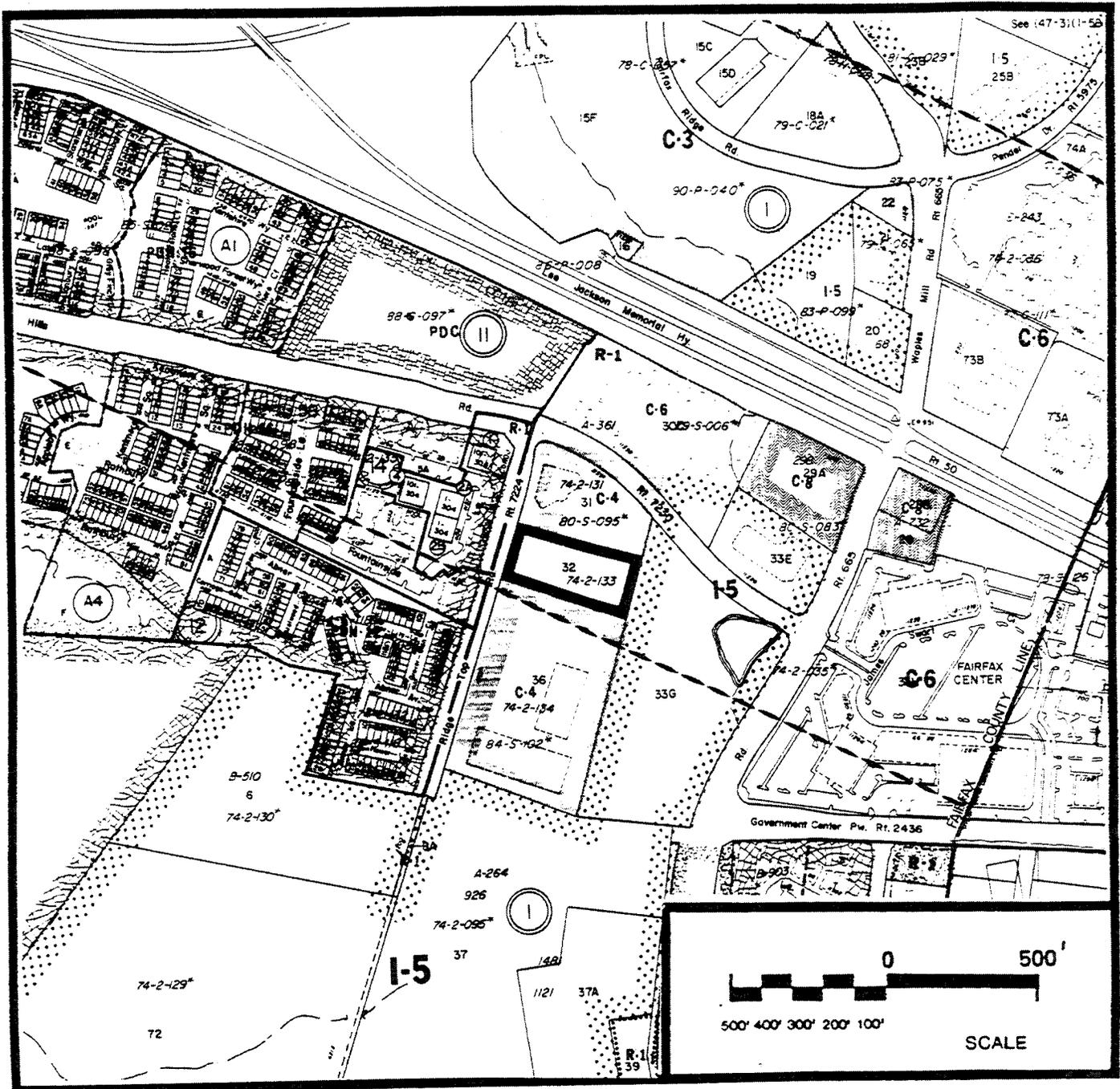
056-2- /01/ /0032-



REZONING APPLICATION

RZ 1998-SU-018

APPLE FEDERAL CREDIT UNION
FILED 03/23/98 TO REZONE: 1.91 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE C-3 DISTRICT
TO PERMIT COMMERCIAL DEVELOPMENT
LOCATED: APPROX. 300 FT. S.E. OF THE INTERSECTION
OF RANDOM HILL RD. AND RIDGE TOP RD.
ZONING: R- 1
TO: C- 3
OVERLAY DISTRICT(S):
MAP REF 056-2- /01/ /0032-



SPECIAL EXCEPTION APPLICATION

SE 98-Y-033

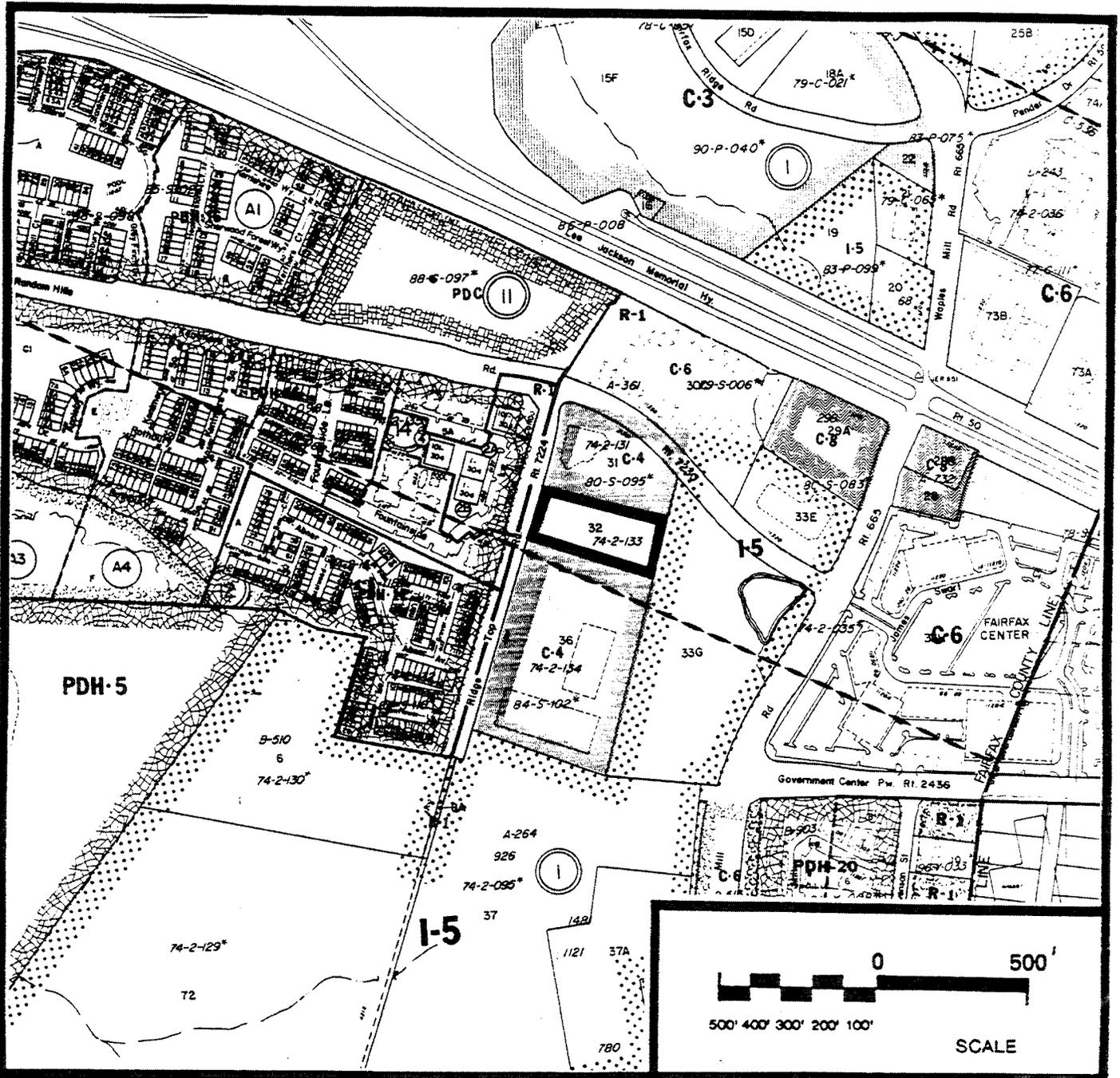
SE 98-Y-033
FILED 05/29/98

APPLE FEDERAL CREDIT UNION
DRIVE-IN BANK
ZONING DIST SECTION: 04-0304
ART 9 CATEGORY/USE: 05-06
1.91 ACRES OF LAND; DISTRICT - SULLY
LOCATED: 4029 RIDGE TOP ROAD, FAIRFAX, VA

ZONED R-1
OVERLAY DISTRICT(S):
056-2- /11/ /0032-

PLAN AREA 3

TAX MAP

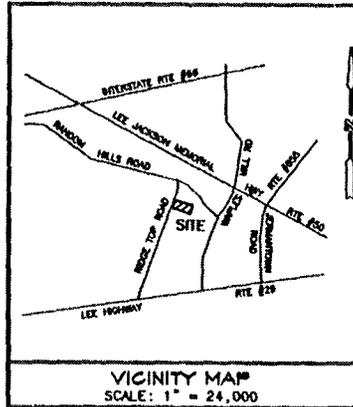


GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT FOR APPLE FEDERAL CREDIT UNION

GENERAL NOTES

1. The property delineated by this plan is located on Fairfax County Tax Assessment map 80-2 ((11)) Parcel 32.
2. The owner of the subject property is Land Fund II Limited Partnership, a Virginia Limited Partnership, as recorded in Deed Book 8000 at Page 1028 among the land records of Fairfax County, Virginia.
3. The subject property consists of 1.9 Acres and is undeveloped. The current zoning is R-1.
4. The plan has been prepared without the benefit of a title report, and therefore does not necessarily indicate all encumbrances in the property.
5. The boundary information is from current survey performed by Patton Harris Real and Appraisal. Topographic information is from Aerial Survey from available county records. The contour interval is 5 feet.
6. Ingress and egress to the property is via Ridge Top Road.
7. Existing land use and zoning adjacent to the site are: east: R-2 Use: Multi-Family Residential north: C-4 Use: Office west: I-6 Use: General Industrial south: C-4 Use: Office
8. The proposed development conforms to the adopted Comprehensive Plan and policies of Fairfax County. No adverse effects are foreseen on adjacent properties.
9. No floodplain exists on the subject property as delineated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County. No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) exists on the subject property as per the Fairfax County Chesapeake Bay Watershed Area maps.
10. To the best of our knowledge, the proposed development will be in accordance with all applicable ordinances, regulations, and adopted standards except as noted.
11. Development of this project shall commence at such time as appropriate County approvals have been obtained and subject to the discretion of the owner.
12. Public water service to the site shall be an extension of existing water mains provided by the Fairfax County Water Authority (FCWA). Detailed service to the building shall be completed during final site plan engineering.
13. Public sanitary sewer will be provided by an extension of existing facilities. Detailed service to the building shall be completed during final site plan engineering.
14. An air quality permit shall be obtained prior to commencement of construction, if required.

15. Stormwater management and BMP shall be provided in an underground facility in accordance with Fairfax County Ordinance. BMP will be provided in an underground 30 Type Band Filter. Peak Reduction by underground chamber.
16. Storm sewer shown is conceptual. Detailed storm design will be completed during the final site plan engineering. Storm drainage outfalls from this site will flow to existing outfalls in Ridge Top Road and are adequate for peak developed flows.
17. Parking will be provided in accordance with Article 11 of the zoning ordinance. See Separate Parking Tabulations.
18. To the best of our knowledge and belief, there are no graves or burial sites located on this site.
19. No hazardous or toxic substances are present on site as set forth in Title 46, Code of Federal Regulations Parts 116.4, 302.4 and 306; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations 900-2-101 - Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 300; none are generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.
20. Owner/applicant reserves the right to make minor modifications and adjustments to the final design of the proposed landscaping area prior to site plan submission. In no case shall there be a reduction in the total quantity of landscaping proposed herein.
21. Dimensions are approximate as noted. The building footprint may vary due to final engineering and architectural design prior to site plan submission, but will remain in general conformance to footprint shown herein.
22. The site is covered predominantly with hardwoods. All reasonable effort will be made during site plan/construction to save existing vegetation along the east property line. Supplemental plantings will be provided to ensure Transitional Buffering Requirement 1 is met.
23. All existing structures are to be demolished.
24. There are not any easements with a width greater than 25' on site.
25. Trails are not required on site per the adopted Comprehensive Plan.
26. Deciduous trees have been planted along the southern side of the building to provide energy conservation measure and provide shade for pedestrians. Proposed architecture will incorporate energy saving design elements.
27. All signs will be in conformance with Article 12 of the Fairfax County Zoning Ordinance.



TABLATIONS

Gross Site Area: 1.9 Acres (83,186 SF)

Existing Zoning: (R-1) RESIDENTIAL DISTRICT
 Proposed Zoning: (O-3) Office District

ZONING:	REQUIRED:	PROVIDED:
Min. Lot Area:	20,000 SF	20,000 SF
Min. Lot Width:	100'	175'±
Max. Building Height:	90'	80'±
Yard:		
Front Yard:	Controlled by a 25° angle of Bulk Plans but no less than 40 Ft.	85'±
Side Yard:	No Requirement	4'
Rear Yard:	Controlled by a 20° angle of Bulk Plans, but no less than 25 Ft.	25'

FAR (per Comprehensive Plan): 0.70; (per C-3 Zoning District): 1.0
 Density Tabulations: OFFICE BLDG 86,174 SF
 Floor Area Ratio (F.A.R.) Guidelines:
 Gross Square Foot of Building (gsf): 86,174 gsf
 F.A.R. = 0.70

PARKING:
 Proposed use: Bank and Office Building
 Total Parking Required: Bank 3,872 SF @ 4 sp/1000 GFAn 18 Spaces
 Office 84,297 SF @ 3 sp/1000 GFAn 253 Spaces

Total Spaces Required: 178 Spaces
 Parking Provided: 218 Spaces (7 Handicapped Spaces)
 + 20 Stacking Spaces Total
 + 3 Loading spaces

Surface Parking: 22 Spaces
 Parking Garage: Ground Level 78 Spaces
 Upper Levels 118 Spaces

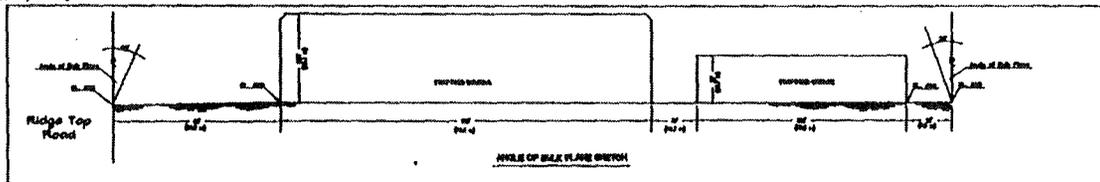
Total Provided: 218 Spaces

Open Space: 12K or 12,640 SF 24,631 SF (30%)

Interior Landscaping 8K or 8,940 SF 2,321 SF (3%)

HAIVERS:

1. A waiver of Article 12-300, Transitional Screening and Barriers, is hereby requested along Ridge Top Road.



NO.	DESCRIPTION	DATE	REVISIONS	APPROVED	DATE
1	PREPARED BY PHRA	1/10/08			
2	DESIGNED BY PHRA	1/10/08			
3	CHECKED BY PHRA	1/10/08			
4	APPROVED BY PHRA	1/10/08			
5	REVISION				

PROFESSIONAL SEAL

PROJECT

APPLE FEDERAL CREDIT UNION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE

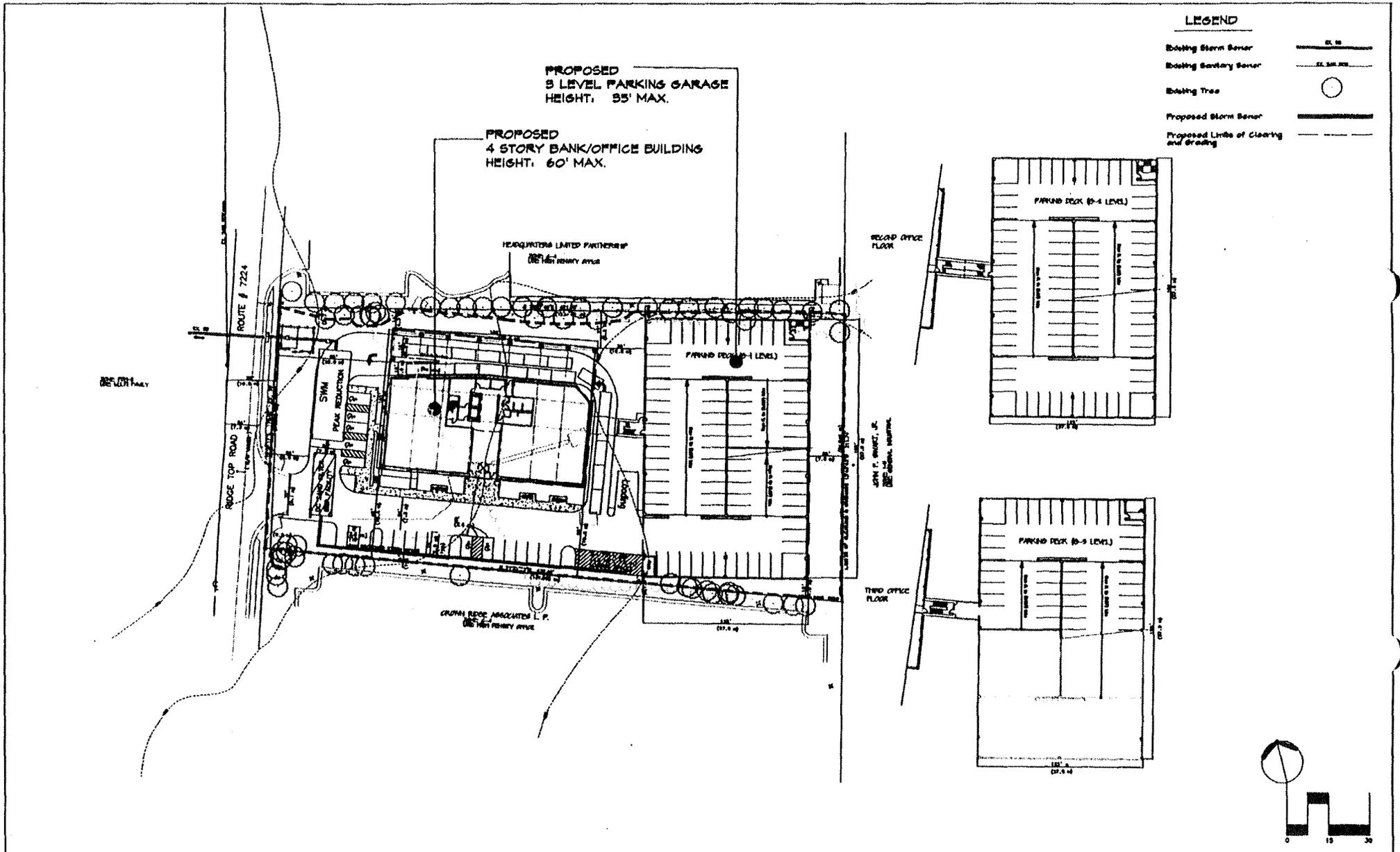
NOTES & TABULATIONS

PHRA

Patton Harris Real & Appraisal, Inc.
10000 Lee Jackson Memorial
Suite 100
Falls Church, VA 22044

Office:
Patton, VA
Blytheburne Va
Landover, VA
Virginia Beach, VA
Cherry Hill
Washington, VA
Woodbridge, VA

DESIGN	DATE	BY
DESIGN	08/1	SM
CHECKED	SSW	SSW
DATE	1/10/08	FILE NO
1	5	4200-D-0



LEGEND

- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Tree
- Proposed Storm Sewer
- Proposed Limits of Clearing and Grading

**PROPOSED
9 LEVEL PARKING GARAGE
HEIGHT: 95' MAX.**

**PROPOSED
4 STORY BANK/OFFICE BUILDING
HEIGHT: 60' MAX.**

HEADQUARTERS LIMITED PARTNERSHIP
DEVELOPMENT

SECOND OFFICE FLOOR

JOHN F. SMITH, JR.
DEVELOPER

THIRD OFFICE FLOOR

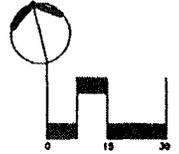
PARKING DECK (2-4 LEVEL)

PARKING DECK (2-3 LEVEL)

ROUTE # 722

EDGE TOP ROAD

CROWN RIDGE ASSOCIATED L.P.
DEVELOPMENT



NO.	DESCRIPTION	DATE	REVISION	APPROVED	DATE
1	PRELIMINARY PLAN	7/8			
2	FINAL PLAN	1/10			

PROFESSIONAL SEAL

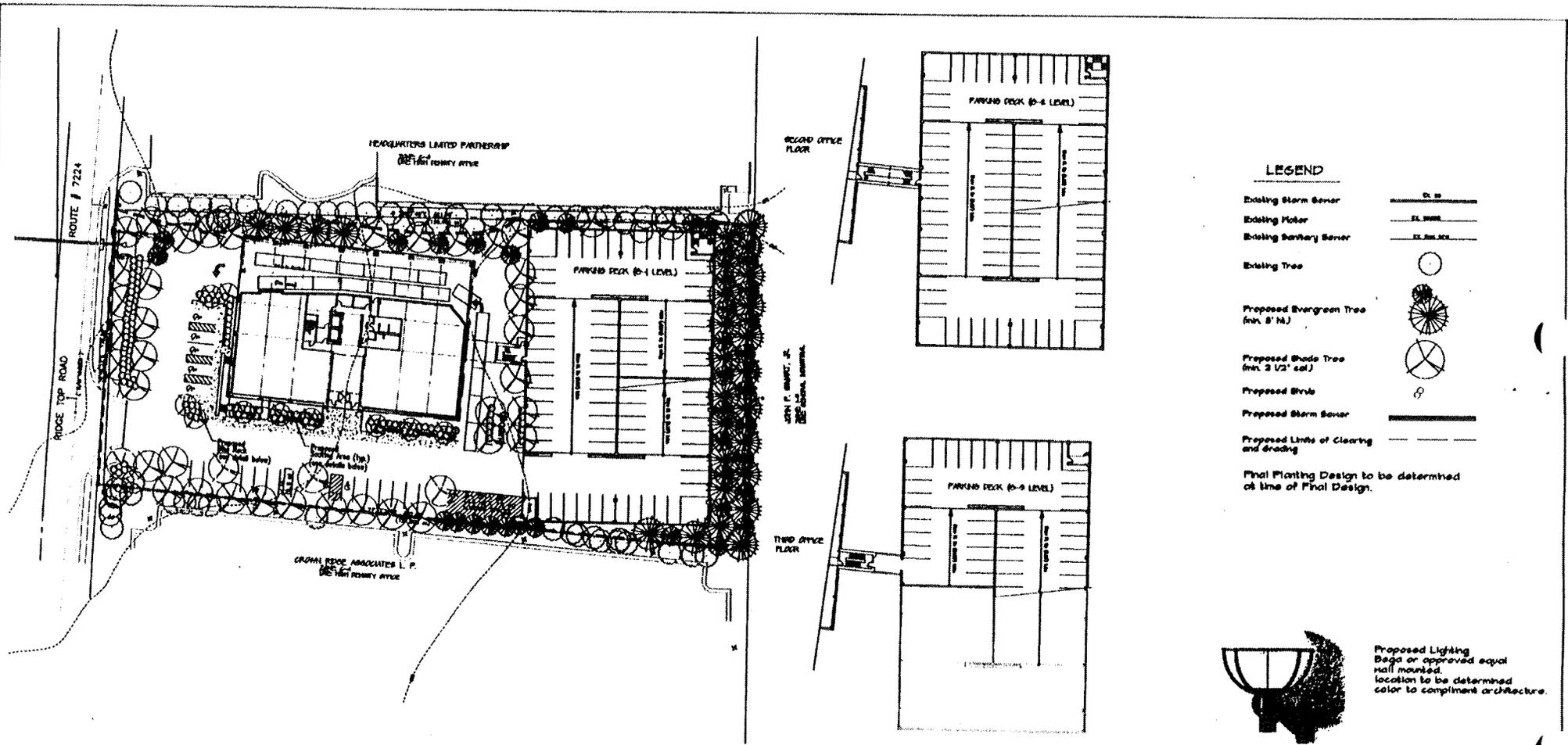
APPLE FEDERAL CREDIT UNION
BULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

**GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION PLAT**

PHRA
Purdon Harris Reed & Associates, PC
10000 Lee Highway, Suite 1000
Falls Church, VA 22044

Offices:
Falls Church, VA
Baltimore, VA
Lynchburg, VA
Virginia Beach, VA
Charlottesville, VA
Washington, DC

DESIGN	DATE	REVISION
CONCEPT	08/01	DATE: JANUARY 1998
CONCEPT	SSW	PLAN: 1"=30'
SHEET	2 OF 5	FILE NO.: 4200-0-0



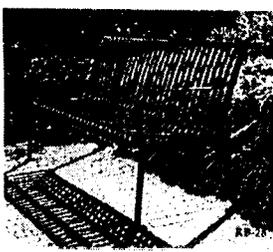
LEGEND

- Existing Storm Sewer
- Existing Motor
- Existing Sanitary Sewer
- Existing Tree
- Proposed Evergreen Tree (incl. 8' H.)
- Proposed Shade Tree (incl. 2 1/2' cal.)
- Proposed Bench
- Proposed Storm Sewer
- Proposed Limits of Clearing and Grading

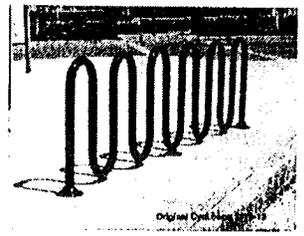
Final Planting Design to be determined at time of Final Design.



Proposed Lighting Bowl or approved equal wall mounted, location to be determined color to compliment architecture.



Proposed Bench: Victor Stanley, Inc. or approved equal color to compliment architecture.



Proposed Bike Rack: CycLoops Bike Rack or approved equal color to compliment architecture.



Proposed Trash Receptacle: Victor Stanley, Inc. or approved equal location to be determined color to compliment architecture.

NO.	REVISION	DATE	BY	CHKD.	APP'D.	DATE
1	Issue for Review	8/24				
2	Issue for Review	11				
3	Issue for Review	1/10				
4	Issue for Review					
5	Issue for Review					
6	Issue for Review					

PROFESSIONAL SEAL

PROJECT

APPLE FEDERAL CREDIT UNION

BULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE

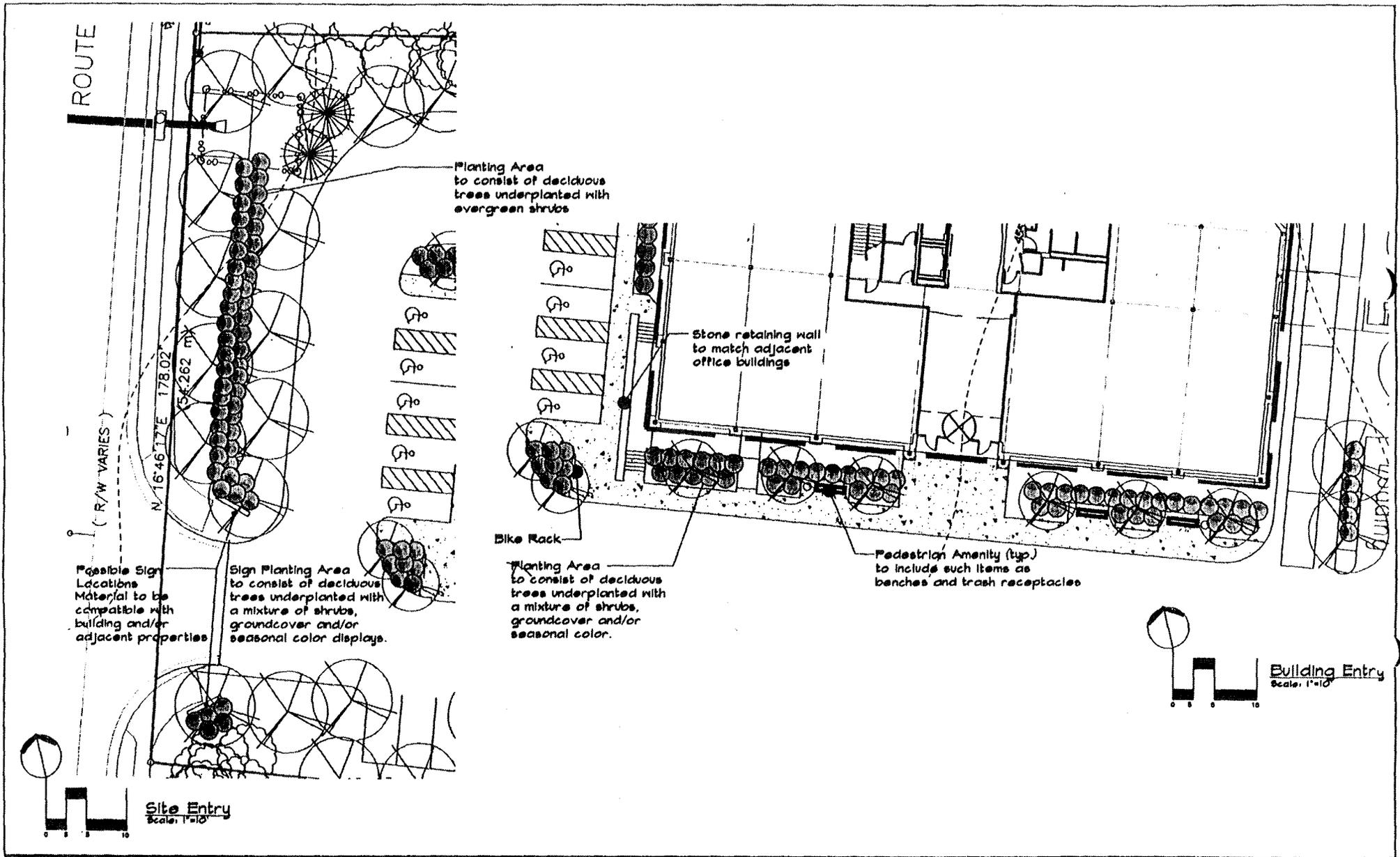
CONCEPTUAL LANDSCAPE PLAN

PHRA

Office:
Falls Church, VA
Leesville, VA
Virginia Beach, VA
Charlottesville, VA
Washington, DC
Richmond, VA

Project No. 4200-D-0

DESIGN	DATE	DRAWN	DATE	SCALE	PROJECT NO.
DESIGN	08/11	SSW	1/10	1"=30'	4200-D-0
DRAWN	08/11				
CHECKED	SSW				
DATE	1/10				



1	PREPARED BY	DATE	REVISION	APPROVED	DATE
2	CHECKED BY	DATE			
3	DESIGNED BY	DATE			
4	PROJECT NO.				

PROFESSIONAL SEAL

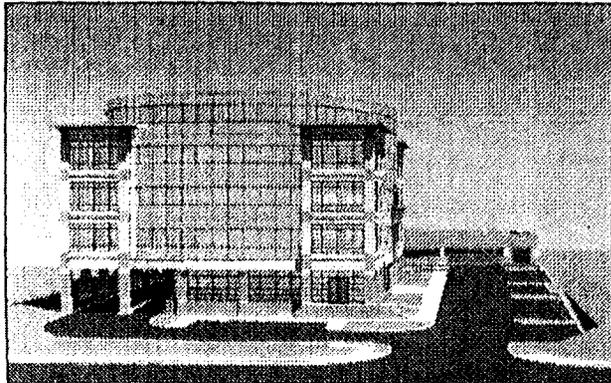
PROJECT
APPLE FEDERAL CREDIT UNION
 BULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TITLE
CONCEPTUAL LANDSCAPE DETAILS

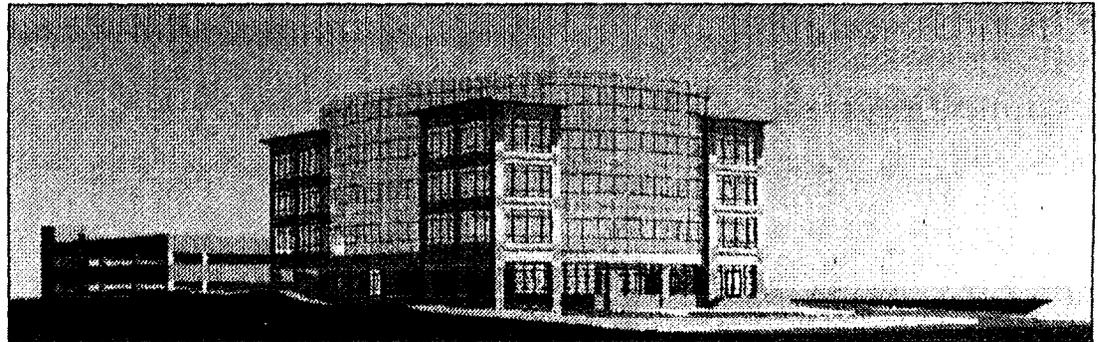
PHR&A
 Planning, Horticulture & Architecture
 10000 Lee Highway, Suite 100
 Fairfax, VA 22031
 Phone: 703-261-1177
 Fax: 703-261-1178

DESIGN	DATE
DRAWN	DATE
CHECKED	SCALE
SHEET	FILE NO.

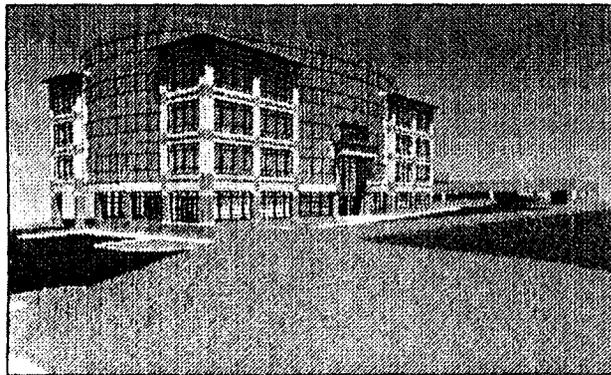
4 OF 5
 4200-0-0



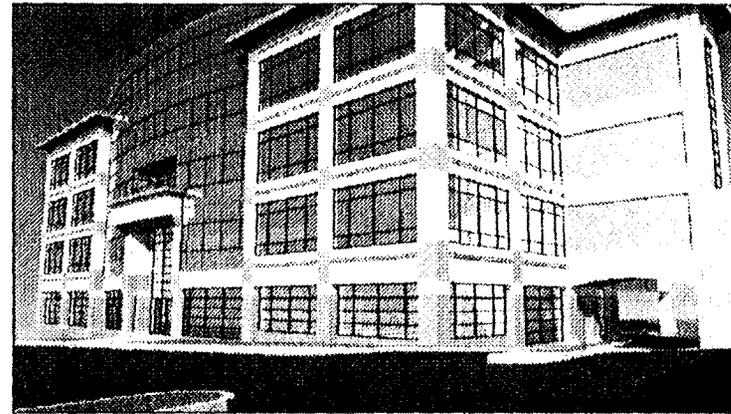
Ridge Top Road View



North Corner View



West Corner View



South Corner view

1	DATE	BY	REVISION
2	8/24	TO	
3	10	1/10	
4			
5			
6			
7			
8			
9			
10			

PROFESSIONAL SEAL

APPLE FEDERAL CREDIT UNION
 BULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ARCHITECTURAL ELEVATIONS

PIRMA
 PIRMA ARCHITECTURAL FIRM, INC.
 1100 N. GLENN ROAD, SUITE 100
 FALLS CHURCH, VIRGINIA 22044
 (703) 441-1100

DATE	08/1	JANUARY 1998
SCALE	SSW	1"=30'
NO.	5	4200-D-0

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

DESCRIPTION OF THE APPLICATION

The applicant, Apple Federal Credit Union, requests approval to rezone 1.91 acres from the R-1 District to the C-3 (Office) District in order to develop a four-story, 58,174 gross square foot office building with an FAR of 0.70, and special exception approval to permit a 3,877 square foot bank with two drive-through windows within the first floor of the office building.

Waivers and Modifications Requested:

A modification of the transitional screening requirement and waiver of the barrier requirement along the western property boundary pursuant to Par. 3 of Sect. 13-304 of the Zoning Ordinance.

LOCATION AND CHARACTER

Site Description:

The site is a 1.91 acre parcel located on the east side of Ridge Top Road and south of Random Hills Roads. The property is undeveloped and wooded.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Office	C-4	Fairfax Center; Office
South	Office	C-4	Fairfax Center; Office
East	Vacant	I-5	Fairfax Center; Office
West	multi-family residential (Random Hills)	PDH-16 (Random Hills)	Fairfax Center Office/Mix

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area III

Planning Sector: Fairfax Center - Subunit Q6

Plan Map: Fairfax Center

Plan Text:

On pages 224 and 225 of the 1991 edition of the Area III Plan as amended through June 26, 1995, the Plan states:

"The intent of the Fairfax Center Area implementation component is to create a complimentary relationship between the existing minimum ordinance provisions and regulation requirements, and well-defined provisions for increased intensity. The provisions consist of a set of measures designed to accommodate development and to provide desired amenities."

"The implementation component of the Fairfax Center Area Plan is based upon a density/intensity incentive concept with the understanding that this approach creates a forum for flexibility, compromise and mutually beneficial solutions. Under this concept, in order to obtain more intense uses and greater densities, applicants must provide facilities and amenities commensurate with those more intense uses and increased densities. This concept makes more intense uses and greater densities dependent upon the applicant providing facilities and amenities of an increasingly significant nature designed to mitigate the impact of that intensity."

"There are three levels of development intensity within the Fairfax Center Area... The overlay level is the highest level of development intensity. This option offers maximum guidance for performance in terms of controls/incentives, and thereby offers the highest intensity with commensurate quality. The overlay level is the preferred land use recommendation for parcels within the Fairfax Center Area."

On pages 292 and 293 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Sub-unit Q6," the Plan states:

"This area contains office uses. The remaining undeveloped parcels are planned for medium/high intensity office use at 0.70 FAR to be compatible with the existing overall intensity of this sub-unit."

Land Use Summary Chart: Baseline Level - Office at 0.15 FAR
Intermediate Level - Office at 0.35 FAR
Overlay Level - Office at 0.70 FAR

ANALYSIS**Generalized Development Plan/Special Exception Plat**
(Copy at front of staff report)**Title:** "Apple Federal Credit Union"**Prepared By:** Patton Harris Rust & Associates**Original and****Revision Dates:** January 1998, as revised thru July 10, 1998.

The combined Generalized Development Plan/Special Exception Plat consists of 5 sheets. Sheet one includes notes and tabulations for the development. Sheet two depicts the proposed layout of the subject site, including the proposed office/bank building with two drive-through windows, and the associated surface and structured parking. Sheet three depicts the conceptual landscape plan for the property as well as details of street furniture. Sheet four depicts enlargements of the site entry area and the building entry area. Sheet five depicts architectural elevations of the proposed office/bank building. Features shown on the GDP/SE plat include:

- A four-story, 58,174 square foot office building including a 3,877 square foot bank with two drive-through windows located on the ground floor of the office building. Twenty (20) stacking spaces are associated with the drive-through bank use.
- Access to the site from a single entrance off of Ridge Top Road.
- A three-story parking structure, with 196 parking spaces, located in the eastern portion of the property and 22 surface parking spaces south and west of the office building.
- FAR on site of 0.70; 30% open space.
- A double row of shade trees, supplemented by a double row of shrubs, is proposed along Ridge Top Road within a 30 foot landscape strip; a double row of evergreen trees is proposed within a 25 foot landscape strip along the eastern property line, adjacent to the parking garage, and a mix of shade and evergreen trees are proposed north and south of the office building. Small shade trees and shrubs are proposed along the southern and western faces of the office building.

Transportation Analysis (Appendix 6)

All transportation issues associated with this application have been resolved with the proposed proffers and development conditions.

Environmental Analysis (Appendix 7)**Issue:** Tree Preservation

Except for a small area within the western portion of the property, the entire site is characterized by a mature hardwood cover. The development plan identifies the preservation of individual trees along both the northern and southern parcel boundaries. It appears, however, that most of the trees shown are actually on the adjacent properties. There do appear to be a number of trees on the site that will be preserved. Information regarding the size, species and condition of each tree to be preserved should be provided. The development plan identifies a 25-foot area along the eastern boundary within which the applicant proposes to plant two rows of evergreen trees. Currently this area contains mature hardwood trees. It is evident that the applicant proposes to clear this area. While it is recognized that at least some of this area may need to be cleared to support the construction of the parking deck, it is not clear if all of the existing tree cover must be removed. If feasible, the applicant should consider preserving existing tree cover in this area. The applicant is encouraged to explore the feasibility of tree preservation in this area with the Urban Forestry Branch of DPW&ES.

Resolution:

In response the applicant has included a note on the plan that states that all reasonable effort will be made during site plan/construction to save existing vegetation along the east property line.

Issue: Naturally Occurring Asbestos

The bedrock underlying the property may contain naturally occurring fibrous asbestos minerals. Excavations made into hard bedrock and/or earth moving activities may expose asbestos to the atmosphere, allowing the fibers to become airborne. If DPW&ES, in coordination with the Health Department, determine that a potential health risk exists, the applicant should: (1) ensure that all construction personnel are alerted to this potential health risk, and (2) commit to appropriate construction techniques, as determined by DPW&ES in coordination with the Health Department, to minimize this risk.

Resolution:

A proposed development condition requires the applicant to notify construction personnel of the potential health risk and to utilize appropriate construction techniques to minimize the risk.

Issue: Energy Conservation

On February 10, 1997, the Board of Supervisors adopted "Resource Conservation" recommendations within the Environment section of the County's Policy Plan. In addition to recommending, in general, the application of energy conservation measures, this new text recommends "the provision of measures which support non-motorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multi-family residential uses." Therefore, the applicant should provide secure bicycle parking facilities for the proposed use and should consider a commitment to the provision of shower/locker facilities within the proposed building. In addition, as per the Fairfax Center Area Checklist, energy-conscious design concepts, such as the provision of appropriate landscaping, solar access, and solar power systems should be considered.

Resolution:

In response, the applicant has revised the proffers to include a commitment for secure bicycle parking facilities and shower/locker facilities within the office building. A note on the plan also indicates that deciduous trees are proposed along the southern side of the building to provide energy conservation measures and shade for pedestrians. Staff believes these issues have been addressed.

Public Facilities Analysis (Appendices 8-10)

As stated in the Department of Public Works & Environmental Services (DPW&ES) comments (Appendix 8), the site is in the Random segment of the Difficult Run watershed. The analysis states that the applicant shall include location of on-site storm water control facility on the plan, and that the applicant should revise Note #9 to reflect that this site is within an RMA. The water service analysis (Appendix 9) notes that the application is within the franchise area of the Fairfax County Water Authority and that adequate service is available at the site from an existing 8 inch main located at the property. Depending on the configuration of the on-site water mains, additional line extensions may be

necessary to accommodate water quality concerns. The comments from the Fire and Rescue (Appendix 10) state that the application property is serviced by the #21, Fair Oaks Fire and Rescue Station and 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.

Land Use Analysis (Appendix 5)

The Comprehensive Plan shows that the subject property is located in the Fairfax Center Area. The application and proposed development plan propose office use up to 0.70 FAR which is at the use and intensity recommendations of the Comprehensive Plan for development at the Overlay Level. However, the Plan recommends that any development allowed above the baseline level should result in a proportional development quality increase through the provisions of essential infrastructure and desired amenities.

Issue: Architectural design

In order to evaluate the quality of design proposed for the development, the applicant should provide architectural schematics of the proposed structure and parking garage as well as the building materials for the proposed structure and garage.

Resolution:

In response, the applicant has submitted architectural perspectives of the proposed office building. A proposed proffer commits to construction of all facades of the office building and parking structures with masonry, stone or pre-cast concrete. The proffers also include a commitment to include planters and plant material along the exterior edges of the garage to soften the facade. Staff believes this issue has been addressed.

Issue: On site parking

The applicant should consider redesigning the proposed office structure by incorporating two of the three-story parking decks as the base of the proposed structure. This type of redesign would lessen the intensity of site coverage resulting from a free standing parking garage. The applicant should also investigate shared parking with the adjacent office buildings as another way of reducing the intensity of site coverage.

Resolution:

These issues have not been addressed and remain outstanding.

Fairfax Center Checklist Analysis (Appendix 11)

The Fairfax Center Checklist is a tool utilized by staff in evaluating a zoning application within the Fairfax Center for conformance with the Comprehensive Plan. There are transportation, environmental, site design, land use and public facilities elements on the Checklist.

In order to justify development at the Overlay Level which allows for the highest intensity of development, the application must satisfy all applicable basic elements; all major transportation elements; all essential elements; and three-fourths of the applicable minor elements and one-half of the major elements. In staff's evaluation, with the proffers and proposed development conditions, the proposal justified development at the Overlay Level.

ZONING ORDINANCE PROVISIONS (Appendix 12)

Bulk Standards (C-3)		
Standard	Required	Provided
Lot Size	20,000 Square Feet	1.91 acres
Lot Width	100 Feet	177 feet
Building Height	90 Feet	60 Feet
Front Yard	25 degree ABP but not less than 40 Feet	82 feet
FAR	1.0	0.70
Open Space	15 %	30 %
Parking Parking Spaces	179 + 20 stacking spaces	218 + 20 stacking spaces

Waivers/Modifications

Transitional Screening Type 2 and Barrier E, F or G are required between the proposed office/drive-through bank and the multi-family residences across Ridge Top Road to the west. The applicant has requested a modification of the transitional screening requirement and a waiver of the barrier requirement pursuant to Par. 3 of Sect. 13-304 which states that transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been designed to minimize the adverse impact through a combination of architectural and landscaping techniques. The GDP/SE plat depicts a double row of deciduous trees and a double row of shrubs within a 30 foot landscape strip along the western property line adjacent to Ridge Top Road. In staff's evaluation, the proposed vegetation will provide a sufficient screen of the drive through use from the residential uses across Ridge Top Road; therefore, staff supports the requested modification and waiver.

Special Exception Requirements (Appendix 14)
General Special Exception Standards (Sect. 9-006)
Category 5 Standards (Sect. 9-503)
Additional Standards for Drive-In Banks (Sect. 9-505)

Summary of Zoning Ordinance Provisions

With adoption of the proposed proffers and development conditions, the proposed Special Exception satisfies all applicable standards.

CONCLUSIONS AND RECOMMENDATIONS**Staff Conclusions**

The applicant requests approval to rezone 1.91 acres from the R-1 District to the C-3 (Office) District in order to develop a four-story, 58,174 gross square foot office building with an FAR of 0.70, and special exception approval to permit a 3,877 square foot bank with two drive-through windows within the first floor of the office building. In staff's evaluation, the proposed applications are in harmony with the Comprehensive Plan and meet the applicable standards of the Zoning Ordinance.

Recommendation

Staff recommends that RZ 1998-SU-018 be approved subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends that SE 98-Y-033 be approved subject to the proposed development conditions contained in Appendix 2 and subject to the approval of RZ 1998-SU-018.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement along the western property line in favor of that shown on the GDP/SE plat.

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

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

APPENDICES

1. Draft Proffers for RZ 1998-SU-018
2. Proposed Development Conditions for SE 98-Y-033
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Utilities Planning and Design Analysis
9. Water Service Analysis
10. Fire and Rescue Analysis
11. Fairfax Center Checklist Analysis
12. Applicable Zoning Ordinance Provisions
13. Glossary of Terms

PROFFERS**APPLE FEDERAL CREDIT UNION****RZ 1998-SU-018****July 14, 1998**

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950, as amended, Apple Federal Credit Union, the Applicant in RZ 1998-SU-018, filed for property identified as Tax Map 56-2, Parcel 32 (hereinafter referred to as the "Application Property") proffer for themselves, their successors, and assigns the following, provided that the Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property to the C-3 District.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan ("GDP"), prepared by Patton Harris Rust & Associates, PC consisting of five (5) sheets as revised through July 10, 1998.
2. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on Sheet 2 of the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by OCP and do not increase the approved FAR, decrease the amount of open space or alter the location of open space areas.
3. The maximum floor area ratio of the Application Property shall not exceed 0.70. The primary uses of the building shall be office and banking drive-through facilities.
4. Transportation Management Strategies. The use of mass transit, ride-sharing and other transportation strategies to reduce single occupant vehicular traffic generated by site development during peak periods shall be encouraged. Tenants shall be advised of this transportation strategy development condition. The following transportation management strategies shall be implemented by the developer and/or the occupants of the building:
 - voluntary car pool/van pool programs shall be established for employees occupying office space on the property, and the program shall be under the direction of a transportation director provided by the occupants of the building;
 - a program for matching car pool and van pool service shall be coordinated with various governmental agencies and other private employers in the area;

- convenient parking in preferred locations shall be designated for car pool/van pool use as determined at time of site plan approval; and
- mass transit usage shall be encouraged and promoted by the transportation director, including the construction of bus stops/shelters (as required by mass transit service to the site) and/or pedestrian walkways linking access to the adjacent properties.
- one bicycle rack shall be provided at a convenient location as shown on the GDP, said location to be determined at time of final site plan approval.
- the Applicant shall contribute at the time of the site plan approval to Fairfax County for off-site roadway projects in conformance with the amount called for by application of the "Fairfax Center Area Formula" as adopted by the Board of Supervisors on November 22, 1982 and as subsequently revised.

5. Landscape Plan.

- Landscaping shall be provided on the application property in substantial conformance with that shown on the GDP.
- All landscaping shall be properly maintained by the Applicant. Such maintenance to include all reasonable and necessary watering, fertilizing, spraying, pruning, and required replacement. Dead or damaged planting materials shall be replaced promptly.
- Applicant shall provide two (2) picnic tables and benches at a location convenient to the occupants of the building, said location or locations to be determined at time of final site plan approval.

6. Architecture. All facades of the office building and parking structures shall be constructed of either masonry, stone or pre-cast concrete. The parking structures shall be designed to be compatible with the façade treatments of the office building. Planters shall be included along the exterior edges of the garage and plant material installed to soften the façade.

- The Applicant shall provide lockers and shower facilities within the office building, shown on the GDP, for the exclusive use of the office tenants.

7. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

8. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original documents and all of which taken together shall constitute but one in the same instrument.

APPLICANT:

APPLE FEDERAL CREDIT UNION

By: Larry W. Kelly, President

OWNER

THE LAND FUND II LIMITED PARTNERSHIP
ASSETS RESOLUTION CORPORATION, Managing Member
MORTGAGE FUND LLC, General Partner

By: Charles J. Demmon, Executive Vice President

PROPOSED DEVELOPMENT CONDITIONS**SE 98-Y-033****July 15, 1998**

If it is the intent of the Board of Supervisors to approve SE 98-Y-033 located at Tax Map 56-2 ((1)) 32 for a bank with two drive-through windows pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DPW&ES. Any plan submitted pursuant to this special exception shall be in conformance with the approved Generalized Development Plan/Special Exception Plat entitled "Apple Federal Credit Union" consisting of five (5) sheets which was prepared by Patton, Harris, Rust & Associates, and which is dated January 1998 as revised thru July 10, 1998, and these conditions.
4. Architecture of the proposed office structure shall be consistent with the architectural elevations depicted on Sheet 5 of the GDP/SE plat as determined by DPW&ES.
5. Hours of operation of the bank shall be limited to 9:30 a.m to 5:00 p.m., Monday through Wednesday and Friday and 9:30 a.m. to 7:00 p.m. on Thursday.
6. If DPW&ES determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:
 - A. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.

- B. Commit to appropriate construction techniques as determined by DPW&ES, in coordination with the Health Department, to minimize this risk. Such techniques may include, but are not limited to dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.
7. For the purposes of maximizing the preservation of trees, the applicant shall prepare a tree preservation plan. The tree preservation plan shall be reviewed by the Urban Forestry Branch of DPW&ES at time of submission of the site plan. All trees shown to be preserved on the tree preservation plan shall be protected by fencing a minimum of four (4) feet in height, placed at the dripline of the trees to be preserved. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any work being conducted on the site.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: May 1, 1998
 (enter date affidavit is notarized)

I, THOMAS O. LAWSON, 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 98-616

in Application No(s): RZ 1998-SU-018
 (enter County-assigned application number(s), e.g. RZ 88-Y-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)
The Land Fund II Limited Partnership	808 17th St., NW, #220 Washington, D.C. 20006	Title Owner
Charles J. Demmon		Agent
Apple Federal Credit Union	9701 Main Street Fairfax, VA 22031	Applicant/Contract Purchaser
Larry W. Kelly		Agent
Lawson, Kipp & Forbes (sole proprietorship)	10805 Main St., #200 Fairfax, VA 22030	Attorney/Agent
Thomas O. Lawson		Attorney/Agent
Patton Harris Rust & Associate, PC	14532 Lee Road Chantilly, VA 20151	Engineer/Agent
Thomas D. Rust, PE, AICP		Agents
Susan S. Wolford, CLA, AICP		
Glorianna Hadderman		
Ralph T. Jones, LS		

(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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: May 1, 1998
(enter date affidavit is notarized)

98-616

for Application No(s): RZ 1998-SU-018
(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)
Apple Federal Credit Union, Federal Charter, non-profit
9701 Main Street
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
non-profit, having no shareholders

Each depositor has one vote.

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

Larry W. Kelly, CEO
Virgil B. Harris, Jr., Chairman
H.A. Johnson, Treasurer
Audrey McFadyen, Secretary

(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.

DATE: May 1, 1998
(enter date affidavit is notarized)

98-612

for Application No(s): RZ 1998-SU-018
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Patton Harris Rust & Associates, PC
14532 Lee Road, Chantilly, VA 20151

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Thomas D. Rust
Charles R. Weber

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Thomas D. Rust, Sr VP/Director W. Page Cockrell, VP
Charles R. Weber, Pres/Treasurer/Director Carl J. Rinker, VP
Charles P. Blackley, VP/Director
John M. Harris, VP/Director
Jeffrey E. Frank, VP/Director
Alan P. Wheaton, VP/Director

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Mortgage Fund, L.L.C.
808 17th St., NW, #220
Washington, D.C. 20006

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Assets Resolution Corporation (Managing Member)
Assets Resolution Venture XI, Limited Partnership (Member)

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

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

DATE: May 1, 1998
(enter date affidavit is notarized)

98-6/6

for Application No(s): RZ 1998-SU-018
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Assets Resolution Corporation
808 17th Street, NW, #220
Washington, D.C. 20006

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
John C. Murphy

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

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

Lawrenceville, NJ

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Non-profit, having no shareholders

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

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

DATE: May 1, 1998
(enter date affidavit is notarized)

98-616

for Application No(s): RZ 1998-SU-018
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Ferguson Asset Management
13305 Traziluh Road
Potomac, MD 20854

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

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

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

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

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

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

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

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

REZONING AFFIDAVIT

DATE: May 1, 1998
(enter date affidavit is notarized)

98-616

for Application No(s): RZ 1998-SU-018
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

The Land Fund II Limited Partnership

808 17th Street, NW, #220

Washington, D.C. 20006

(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)

Mortgage Fund, L.L.C.

General Partner

Assets Resolution Corporation

Limited Partner

(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.

DATE: May 1, 1998
(enter date affidavit is notarized)

98-616

for Application No(s): RZ 1998-SU-018
(enter County-assigned application number(s))

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

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

NONE

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

NONE

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

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

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

Thomas O. Lawson, Agent

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

Subscribed and sworn to before me this 1st day of May, 1998, in the state of Virginia.

My commission expires: 7-31-99.

Barbara R. Beaulieu
Notary Public

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 2, 1998
 (enter date affidavit is notarized)

I, Thomas O. Lawson, 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

98-120a

in Application No(s): SE 98-Y-033
 (enter County-assigned application number(s), e.g. KZ 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)
The Land Fund II Limited Partnership	808 17th St., NW, #220 Washington, D.C. 20006	Title Owner
Charles J. Demmon		Agent
Apple Federal Credit Union	9701 Main Street Fairfax, VA 22030	Applicant/Contract Purchaser
Larry W. Kelly		
Lawson, Kipp & Forbes (sole proprietorship)	10805 Main Street #200 Fairfax, VA 22030	Attorney/Agent
Thomas O. Lawson		Attorney/Agent
Patton Harris Rust & Associates, PC	14532 Lee Road Chantilly, VA 20151	Engineer/Agent
Thomas D. Rust, PE, AICP		Agents
Susan S. Wolford, CIA, AICP		
Glorianna Haddenman		
Ralph T. Jones, LS		

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

DATE: July 2, 1998
(enter date affidavit is notarized)

98-120a

for Application No(s): SE-98-Y-033 SE-018
(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:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Apple Federal Credit Union, Federal Charter, non-profit
9701 Main Street
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, last name & title)
Non-profit, having no shareholders
Each depositor has one vote.

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 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.

DATE: July 2, 1998
(enter date affidavit is notarized)

98-120a

for Application No(s): SE 98-Y-033
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Patton Harris Rust & Associates, PC
14532 Lee Road
Chantilly, VA 20151

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Thomas D. Rust
Charles R. Weber

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Mortgage Fund, L.L.C.
808 17th Street, NW, #220
Washington, D.C. 20006

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Assets Resolution Corporation (Managing Member)
Assets Resolution Venture XI, Limited Partnership (Member)

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

DATE:

July 2, 1998

(or date affidavit is notarized)

98-120a

for Application No(s): SE 98-Y-033

(enter County-assigned application number(s))

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

Assets Resolution Corporation

808 17th Street, NW, #220

Washington, D.C. 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John C. Murphy

_____	_____
_____	_____
_____	_____
_____	_____

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

The Lawrenceville School

Lawrenceville, NC

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Non-profit, having no shareholders

_____	_____
_____	_____
_____	_____
_____	_____

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

date: July 2, 1998
if date affidavit is notarized)

98-1209

for Application No(s): SE 98-Y-033
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Ferguson Asset Management
13305 Traziluh Road
Potomac, MD 20854

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

NAME OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
John Ferguson

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

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

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

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

ECIAL EXCEPTION AFFIDAVIT

DATE: July 2, 1998
(enter date affidavit is notarized)

98.120a

for Application No(s): SE 98-Y-033
(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 "Special Exception Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception 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:

Thomas O. Lawson

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

Thomas O. Lawson

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

Subscribed and sworn to before me this 2nd day of July, 19 98, in the state of Virginia.

My commission expires: 1/31/00.

Barbara S. Pritchard
Notary Public

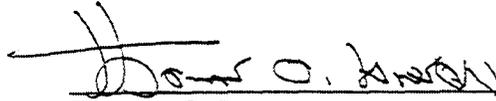
JUSTIFICATION

The subject property is currently zoned R-1 but is in the Comprehensive Plan for commercial office use. The application seeks a special exception permit under Category 5, Use 6 for use as a two-lane drive-in bank window as shown on the proposed Generalized Development Plan.

There will be approximately 40 employees. Hours of operation are 9:30-5:00, Monday, Tuesday, Wednesday and Friday, 9:30-7:00 Thursday, closed Saturday and Sunday.

5-12-98

Date



Thomas O. Lawson
Attorney/Agent

Justification

The subject property is currently zoned R-1 but is in the Comprehensive Plan for commercial office use. The application seeks a rezoning to the C-3 office district with a FAR of 0.70, in accordance with the Plan.

The applicant, the Apple Federal Credit Union, a Federally chartered, nonprofit financial institution, is currently located in the city of Fairfax. They have outgrown their current headquarters and need to relocate in order to accommodate their needs. They serve as the credit union for the Fairfax County teachers and support staff. All of the details of the proposed facility, as shown on the Generalized Development Plan, are well within the parameters of the Comprehensive Plan and this project will be a worthy addition to the area.

1-29-98
Date


Thomas O. Lawson
Attorney/Agent

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 2 1998
ZONING EVALUATION DIVISION

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-018
Apple Federal Credit Union

DATE: 15 June 1998

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated May 29, 1998. This application requests a rezoning from R-1 to C-3. Approval of this application would result in a floor area ratio (F.A.R.) of .70. 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 office use at the base and overlay levels and zoned R-1. To the north is located an office building which is planned for office use at the base and overlay levels and zoned C-4. To the east is located vacant land which is planned for office use at the base and overlay levels and zoned I-5. To the south is located an office building which is planned for office use and zoned C-4. To the west are located multifamily dwellings which are planned for residential use at 2 dwelling units per acre at the base level and at 16 dwelling units per acre at the overlay level.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 1.91-acre property is located in the Fairfax Center Area in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

Text:

On pages 292 and 293 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Sub-unit Q6," the Plan states:

"This area contains office uses. The remaining undeveloped parcels are planned for medium/high intensity office use at .70 FAR to be compatible with the existing overall intensity of this sub-unit."

LAND USE SUMMARY CHART - LAND UNIT Q

<u>Sub-units</u>	<u>Approximate Acreage</u>	
Q6	27	
<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/Density FAR Units/Acre</u>
Baseline Level		
Q6	OFF	.15
Intermediate Level		
Q6	OFF	.35
Overlay Level		
Q6	OFF	.70

Note: Part of these sub-units are within the Water Supply Protection Overlay District.

Map:

The Comprehensive Plan map shows that the property is located in the Fairfax Center Area.

Analysis:

The application and proposed development plan propose office use up to .70 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan. However, the applicant should provide architectural schematics of the proposed structure and parking garage as well as the building materials for the proposed structure and garage.

The proposed landscaping does not adequately screen the western part of the site

Barbara A. Byron
RZ 1998-SU-018
Page 3

from the adjacent residential development and the applicant should provide understory plantings and evergreen trees along the western boundary of the subject property. Landscaping along the southern boundary should be supplemented.

The applicant should consider redesigning the proposed structure by incorporating two of the parking decks as the base of the proposed structure to lessen the intensity of site coverage resulting from a free standing parking garage. The applicant should also investigate shared parking with the adjacent office buildings as another way of reducing the intensity of site coverage.

BGD:ALC

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-018)

SUBJECT: Transportation Impact

REFERENCE: RZ 1998-SU-018; Apple Federal Credit Union
Traffic Zone: 1600
Land Identification Map: 56-2 ((1)) 32

DATE: May 13, 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 date stamped March 16, 1998.

The referenced application proposes to rezone approximately 1.91 acres of land from the R-1 to the C-3 commercial designation. It is anticipated this use will generate 1,267 VPD/226 VPH based on Trip Generation, Sixth Edition Update: Institute of Transportation Engineers, 1997 (ITE land use codes 912 and 714). This Office has reviewed the subject application and offers the following comments:

- The number of stacking spaces for the drive thru windows meets the Zoning Ordinance requirement. Signage should be provided that insures customers will not block the travel aisles that provide access to the parking structure.
- The applicant should contribute to the Fairfax Center Fund.

AKR/MGC:mgc

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 1998-SU-018
Apple Federal Credit Union

DATE: 3 June 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 January, 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 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.

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 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. Preferred practices include; those which recharge groundwater when such recharge will not degrade groundwater quality, those which preserve as much natural open space as possible, and those which contribute to ecological diversity by the creation of wetlands. . . .”

On February 10, 1997, the Board of Supervisors adopted Comprehensive Plan text within the Environment section under the heading "Resource Conservation." This text includes the following:

“Objective 12: Maintain and enhance the efficient use of natural resources.

Policy a. Encourage the application of energy conservation and water conservation measures.

Policy b. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

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.

Tree Preservation

Issue:

Except for a small area within the western portion of the property, the entire site is characterized by a mature hardwood cover. The development plan identifies the preservation of individual trees along both the northern and southern parcel boundaries. It appears, however, that most of the trees shown are actually on adjacent properties. There do appear, though, to be a number of trees on the site that will be preserved. It is not clear the extent to which, if any, the grading for the proposed development will affect these trees. Proposed limits of clearing and grading have not been provided.

Suggested Solution:

Information regarding limits of clearing and grading should be provided, as should information regarding the size, species, and condition of each tree to be preserved. Upon receipt of this information, the Urban Forestry Branch of the Department of Environmental Management (DEM) should be contacted to assess the viability of the proposed tree preservation efforts.

Issue:

The development plan identifies a 25-foot area along the eastern property boundary within which the applicant proposes to plant two rows of evergreen trees. Currently, this area contains mature hardwood trees. No limits of clearing and grading are provided on the development plan; however, it is evident that the applicant intends to clear this area. While it is recognized that at least some of this area may need to be cleared to support the construction of the proposed parking deck, it is not clear if all of the existing tree cover in this area must be removed.

Suggested Solution:

If feasible, the applicant should consider preserving existing tree cover in this area. The applicant should be encouraged to explore the feasibility of tree preservation in this area with the Urban Forestry Branch.

Stormwater Management/Water Quality

Issue:

A note on the development plan states that there are no Resource Management Areas (RMAs) on the property. This note is incorrect; the entirety of the site is within an RMA as defined by the County's Chesapeake Bay Preservation Ordinance (Chapter 118 of the *Fairfax County Code*). As such, the applicant will be required to meet the stormwater management best management practice (BMP) requirement of the Ordinance. Another note on the development plan indicates that an underground BMP facility will be provided, and a site for such a facility is shown on the plan. The applicant should be made aware that DEM is actively discouraging the use of underground detention facilities for BMP purposes; it is therefore unlikely that the proposed facility will satisfy the BMP requirement for the site.

Suggested Solution:

An alternative BMP approach should be pursued. Based on a review of the County's soils map, the area near the western property boundary (in the general area of the proposed stormwater management facility) may be suitable for infiltration trenches. Because soils that are not conducive to infiltration BMPs have been mapped within the rest of the site and in other nearby areas, however, infiltration BMPs may prove to be infeasible on the site. The applicant should consider exploring the feasibility of an infiltration BMP facility in coordination with DEM. Another possible approach could be a sand filter system. Again, coordination with DEM is suggested.

Naturally Occurring Asbestos

Issue:

The bedrock underlying the property may contain naturally occurring fibrous asbestos minerals. Excavations made into hard bedrock and/or earth moving activities may expose asbestos to the atmosphere, allowing the fibers to become airborne.

Suggested Solution:

If DEM, in coordination with the Health Department, determines that a potential health risk exists, the applicant should: (1) ensure that all construction personnel are alerted to this potential health risk, and (2) commit to appropriate construction techniques, as determined by DEM in coordination with the Health Department, to minimize this risk. Such techniques may include, but are not necessarily limited to, dust suppression measures during all blasting and drilling activities, covered transport of removed materials, and appropriate disposal of removed materials.

Energy Conservation

Issue:

On February 10, 1997, the Board of Supervisors adopted "Resource Conservation" recommendations within the Environment section of the County's *Policy Plan*. In addition to recommending, in general, the application of energy conservation measures, this new text recommends "the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

Suggested Solution:

The applicant should provide secure bicycle parking facilities for the proposed use.

Consistent with development elements of the Fairfax Center "checklist," energy-conscious design concepts, such as the provision of appropriate landscaping and the provision of solar access, should be considered. The use of solar power systems should also be encouraged. Further, the applicant should be encouraged to consider a commitment to the provision of shower/locker facilities within the proposed building in order to encourage nonmotorized commuting.

Soil Constraints

Issue:

Soils that have been mapped on most of the property are generally characterized by a perched water table, low bearing values for foundation support, the presence of shrink-swell clays, and a shallow depth to bedrock. Blasting may be required for the proposed

Barbara A. Byron
RZ 1998-SU-018
Page 6

construction. A geotechnical engineering study in accordance with Chapter 107 of the *Fairfax County Code* will be required by DEM for construction on the property.

TRAILS PLAN:

No trails are planned on this property.

BGD:NHK

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 5-14-98

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Apple Federal Credit Union

Application Number: 1998-SU-018

Type of Application: RZ

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

Date Received in UP&DD: 04-13-98

Date Due Back to OCP: 05-07-98

Site Information: Location - 56-2((1))32
Area of Site - 1.91 acres
Rezoned from - R-1 to C-3
Watershed/Segment - Difficult Run / Random

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

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

If yes, describe:

- Master Drainage Plan (proposed projects): DF392 - Channel stabilization is proposed approximately 1 mile downstream of site. DF592 - Road crossing improvement project is approximately 1 mile downstream of site.
- UP&DD Ongoing County Drainage Projects: None.
- Other Drainage Information: None.

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program:

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other UP&DD Projects or Programs:

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **Apple Federal Credit Union / RZ 1998-SU-018**

******* 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 include location of on-site storm water control facility on plan. Applicant shall revise General Note #9 to reflect that this site is within an RMA.

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: None.

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 (Fred Rose)	

JWK/rz98su18

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

FAIRFAX COUNTY WATER AUTHORITY

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

April 14, 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-018

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

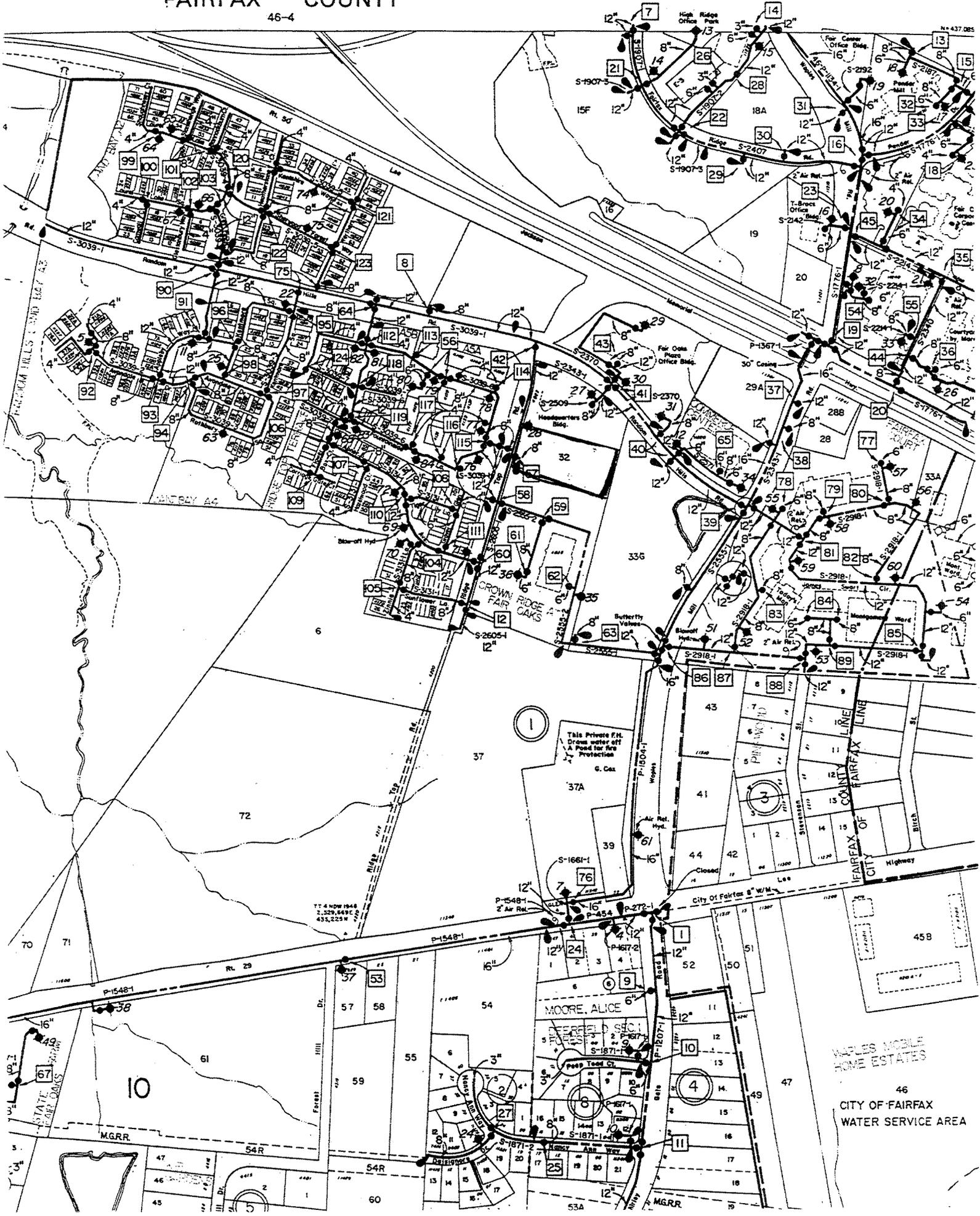
1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate water service is available at the site from an existing 8-inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to accommodate water quality concerns.

Diana C McCormick
Diana C. McCormick, P.E.
Acting Manager, Planning

Attachment

FAIRFAX COUNTY

46-4



WAPLES MOBILE HOME ESTATES
46
CITY OF FAIRFAX WATER SERVICE AREA

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

April 14, 1998

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application 1998-SU-018

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #21, **Fair Oaks**.
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.
 - X d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-018

Submission #: 4

Date of Review: July 13, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
TRANSPORTATION SYSTEMS					
I. AREA WIDE BASIC DEVELOPMENT ELEMENTS					
A. Roadways					
1. Minor street dedication and construction	x				
2. Major street R.O.W. dedication	x				
B. Transit					
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				
3. Land dedication for transit and commuter parking lots	x				
C. Non-motorized Transportation					
1. Walkways for pedestrians		x	x	x	
2. Bikeways for cyclists	x				
3. Secure bicycle parking facilities		x		x	

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-018

Submission #: 4

Date of Review: July 13, 1998

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

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-018

Submission #: 4

Date of Review: July 13, 1998

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

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-018

Submission #: 4

Date of Review: July 13, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
ENVIRONMENTAL SYSTEMS					
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Environmental Quality Corridors (EQC)					
1. Preservation of EQCs as public or private open space	x				
B. Stormwater Management (BMP)					
1. Stormwater detention/retention		x	x	x	
2. Grassy swales/vegetative filter areas	x				
C. Preservation of Natural Features					
1. Preservation of quality vegetation		x		x	note on plan and development condition states that attempts will be made to preserve trees
2. Preservation of natural landforms	x				
3. Minimize site disturbance as a result of clearing or grading limits		x		x	
D. Other Environmental Quality Improvements					
1. Mitigation of highway-related noise impacts	x				
2. Siting roads and buildings for increased energy conservation (Including solar access)		x		x	

FAIRFAX CENTER CHECKLIST

Case #: RZ 1998-SU-018

Submission #: 4

Date of Review: July 13, 1998

	Not Applicable	Applicable	Essential	Satisfied	Comments
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Increased Open Space					
1. Non-stream valley habitat EQCs	x				
2. Increased on-site open space		x		x	30% provided, 15% required
B. Protection of Ground Water Resources					
1. Protection of aquifer recharge areas	x				
C. Stormwater Management (BMP)					
1. Control of off-site flows	x				
2. Storage capacity in excess of design storm requirements	x				
D. Energy Conservation					
1. Provision of energy conscious site plan		x		x	

FAIRFAX CENTER CHECKLIST

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Submission #: 4

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	Not Applicable	Applicable	Essential	Satisfied	Comments
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Innovative Techniques					
1. Innovative techniques in stormwater management	x				
2. Innovative techniques in air or noise pollution control and reduction	x				
3. Innovative techniques for the restoration of degraded environments	x				
PROVISION OF PUBLIC FACILITIES					
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	x				
B. Public Facility Site Dedications					
1. Schools	x				
2. Police/fire facilities	x				

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	Not Applicable	Applicable	Essential	Satisfied	Comments
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	x				
B. Public Facility Site Dedication					
1. Libraries	x				
2. Community Centers	x				
3. Government offices/facilities	x				
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Community Parks	x				
2. County Parks	x				
3. Historic and archeological parks	x				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	x				
2. Auditoriums/theaters	x				
3. Athletic fields/major active recreation facilities	x				

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	Not Applicable	Applicable	Essential	Satisfied	Comments
LAND USE/SITE PLANNING					
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Considerations					
1. Coordinated pedestrian and vehicular circulation systems		x	x	x	
2. Transportation and sewer infrastrucure construction phased to development construction	x				
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites		x		x	
4. Preservation of significant historic resources	x				
B. Landscaping					
1. Landscaping within street rights-of-way	x				
2. Additional landscaping of the development site where appropriate		x		x	
3. Provision of additional screening and buffering		x		x	
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Land Use/Site Planning					
1. Parcel consolidation	x				
2. Low/Mod income housing	x				

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	Not Applicable	Applicable	Essential	Satisfied	Comments
B. Mixed Use Plan					
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				
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Extraordinary Innovation					
1. Site design		x			
2. Energy conservation		x		x	
DETAILED DESIGN					
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Entry Zone					
1. Signs		x	x	x	
2. Planting		x	x	x	
3. Lighting		x		x	
4. Screened surface parking		x	x	x	

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	Not Applicable	Applicable	Essential	Satisfied	Comments
B. Street Furnishings					
1. Properly designed elements such as lighting, signs, trash Receptacles, etc.		x	x	x	
II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Building Entry Zone					
1. Signs	x				
2. Special planting		x		x	
3. Lighting	x				
B. Structures					
1. Architectural design that complements the site and adjacent developments		x	x	x	
2. Use of energy conservation techniques		x		x	
C. Parking					
1. Planting- above ordinance requirements		x		x	note states that deciduous trees will be 2.5 inch caliper and evergreen trees 8 feet tall at time of planting
2. Lighting		x		x	
D. Other Considerations					
1. Street furnishing such as seating, drinking fountains		x		x	
2. Provision of minor plazas	x				

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Not
Applicable Applicable Essential Satisfied

Comments

I. AREA WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Detailed Site Design					
1. Structured parking with appropriate landscaping		x		x	
2. Major plazas	x				
3. Street furnishings to include structures (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				

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SUMMARY

I. BASIC DEVELOPMENT ELEMENTS

- | | |
|------------------------|----|
| 1. Applicable elements | 15 |
| 2. Elements satisfied | 15 |
| 3. Ratio | 1 |

II. MINOR DEVELOPMENT ELEMENTS

- | | |
|------------------------|------|
| 1. Applicable elements | 11 |
| 2. Elements satisfied | 10 |
| 3. Ratio | 0.91 |

III. MAJOR DEVELOPMENT ELEMENTS

- | | |
|------------------------|-----|
| 1. Applicable elements | 5 |
| 2. Elements satisfied | 3 |
| 3. Ratio | 0.6 |

IV. ESSENTIAL DEVELOPMENT ELEMENTS

- | | |
|------------------------|---|
| 1. Applicable elements | 9 |
| 2. Elements satisfied | 9 |
| 3. Ratio | 1 |

V. MAJOR TRANSPORTATION ELEMENTS
(HIGHWAY RELATED)

- | | |
|------------------------|-----|
| 1. Applicable elements | 2 |
| 2. Elements satisfied | 1 |
| 3. Ratio | 0.5 |

VI. LOW/MODERATE INCOME HOUSING ELEMENT

Yes ____ No ____

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

- 1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
- 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
- 5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
- 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
- 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
- 8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-503 Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

- 1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
- 2. All uses shall comply with the performance standards specified for the zoning district in which located.
- 3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
 - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
 - A. All such uses, except drive-in banks, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
 - B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
 - C. There shall be no outside storage or display of goods offered for sale.
 - D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
 - E. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.
3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
 - A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service

station/mini-mart.

- B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be store outdoors for a period exceeding seventy-two hours.

13-304 Transitional Screening and Barrier Waivers and Modifications

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

1. Transitional screening and barriers may be waived or modified between uses that are to be developed under a common development or site plan or series of development or site plans within a PRC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments.
2. Where the strict provisions of this Part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening and/or barriers may be waived or modified by the Director where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
4. The transitional screening yard width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall instead of the lesser barrier indicated by the matrix. This wall may be reduced to a height of six (6) feet where the Director deems such a height will satisfy the purposes and intent of this Part.
5. Transitional screening and barriers may be waived or modified where the adjoining land is designated in the adopted comprehensive plan for a use which would not require the provision of transitional screening between the land under site plan and the adjoining property.
6. Transitional screening and barriers may be waived or modified where the adjacent property is zoned to allow a use similar to that of the parcel under site plan.
7. Transitional screening and barriers may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.

APPENDIX 12

8. Transitional screening and barriers may be waived or modified when the adjoining land is used for a sawmilling operation or for a wayside stand.
9. Transitional screening and barriers may be waived or modified where adjacent residential property is used for any use permitted by the Board of Zoning Appeals or the Board of Supervisors as a special permit or special exception use except nursery schools, day care centers, schools of general and special education.
10. Transitional screening may be waived or modified when the adjoining land is an R district and is used for off-street parking as permitted by the provisions of Sect. 9-609.
11. Transitional screening and barriers may be waived or modified where the subject property abuts a railroad or interstate highway right-of-way, except the Dulles Airport Access Road.
12. The Director may waive or modify the barrier requirements where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective.
13. The Director may waive or modify the barrier requirements for single family attached dwelling units where a six (6) foot fence has been provided to enclose a privacy yard on all sides, and such fence is architecturally designed and coordinated with landscaping techniques to minimize adverse impact on adjacent properties.
14. Transitional screening and barriers may be waived or modified for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.
15. In affordable dwelling unit developments, where the strict application of the provisions of this Article would preclude compliance with the provisions of Part 8 of Article 2, transitional screening and/or barriers may be waived or modified.

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 be 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
DUI/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