



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



June 12, 1986

STAFF REPORT

APPLICATION NUMBER RZ 85-P-111

PROVIDENCE DISTRICT

Applicant: Young Women's Christian Association

Present Zoning: R-1

Requested Zoning: PDH-3

Proposed Use: Residential, Townhouse

Acreage: 9.897

Subject Parcels: 39-4 ((1)) 1

Application Filed: October 2, 1985

Planning Commission Public Hearing: June 18, 1986

Board of Supervisors Public Hearing: June 23, 1986

Staff Recommendation: Staff recommends RZ 85-P-111 be denied.

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.

MMD

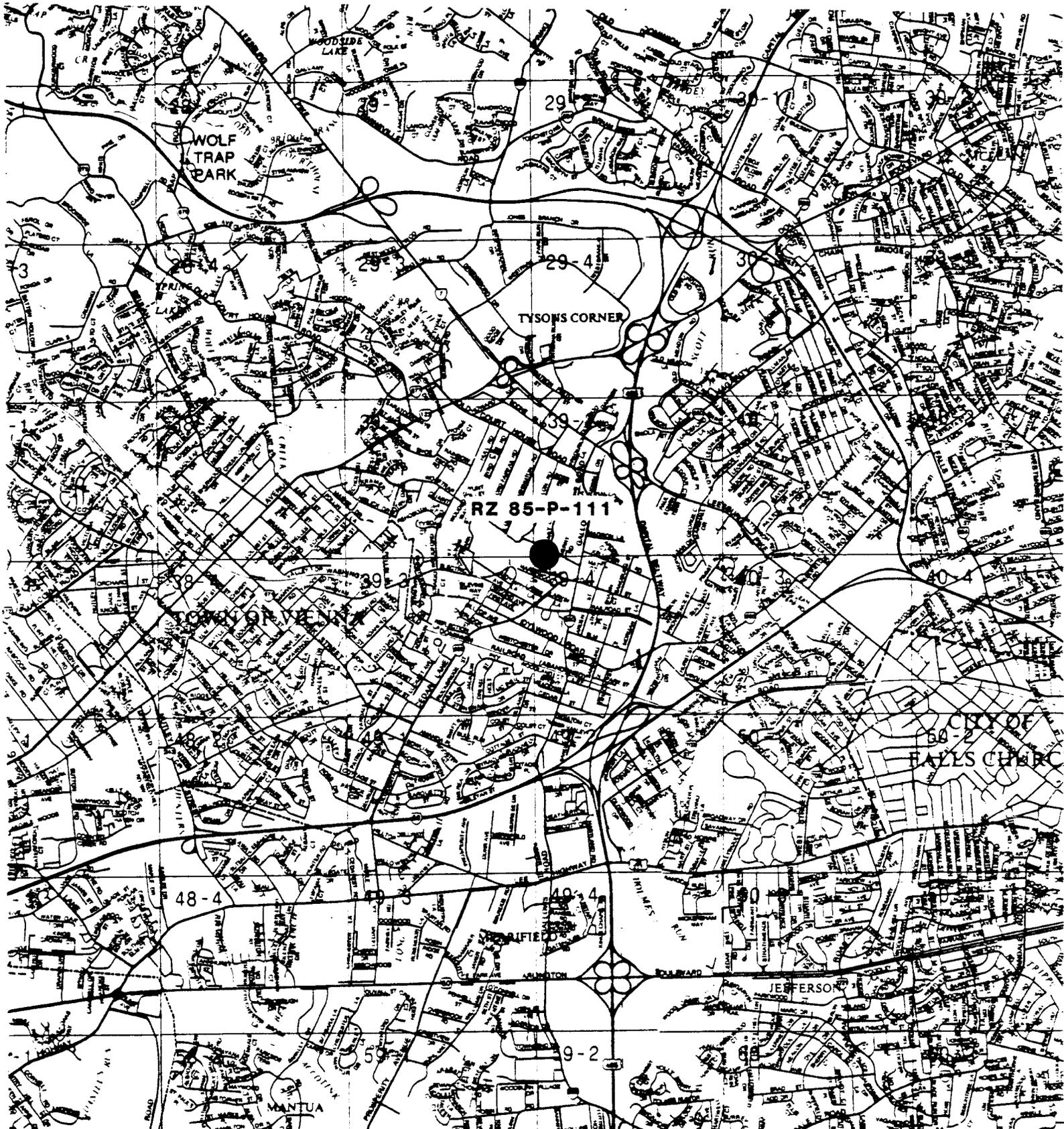
REZONING APPLICATION

RZ 85-P-111
FILED 10/02/85

YWCA - NATIONAL CAPITAL AREA, INC.
TO REZONE: 9.89 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: RESIDENTIAL
LOCATED: S.W. SIDE WOLFTRAP ROAD
W. OF ITS JUNCTION WITH GALLOWS ROAD

ZONING: R-1
TO: PDH-3 -

MAP REF 039-4- /01/ /0001-



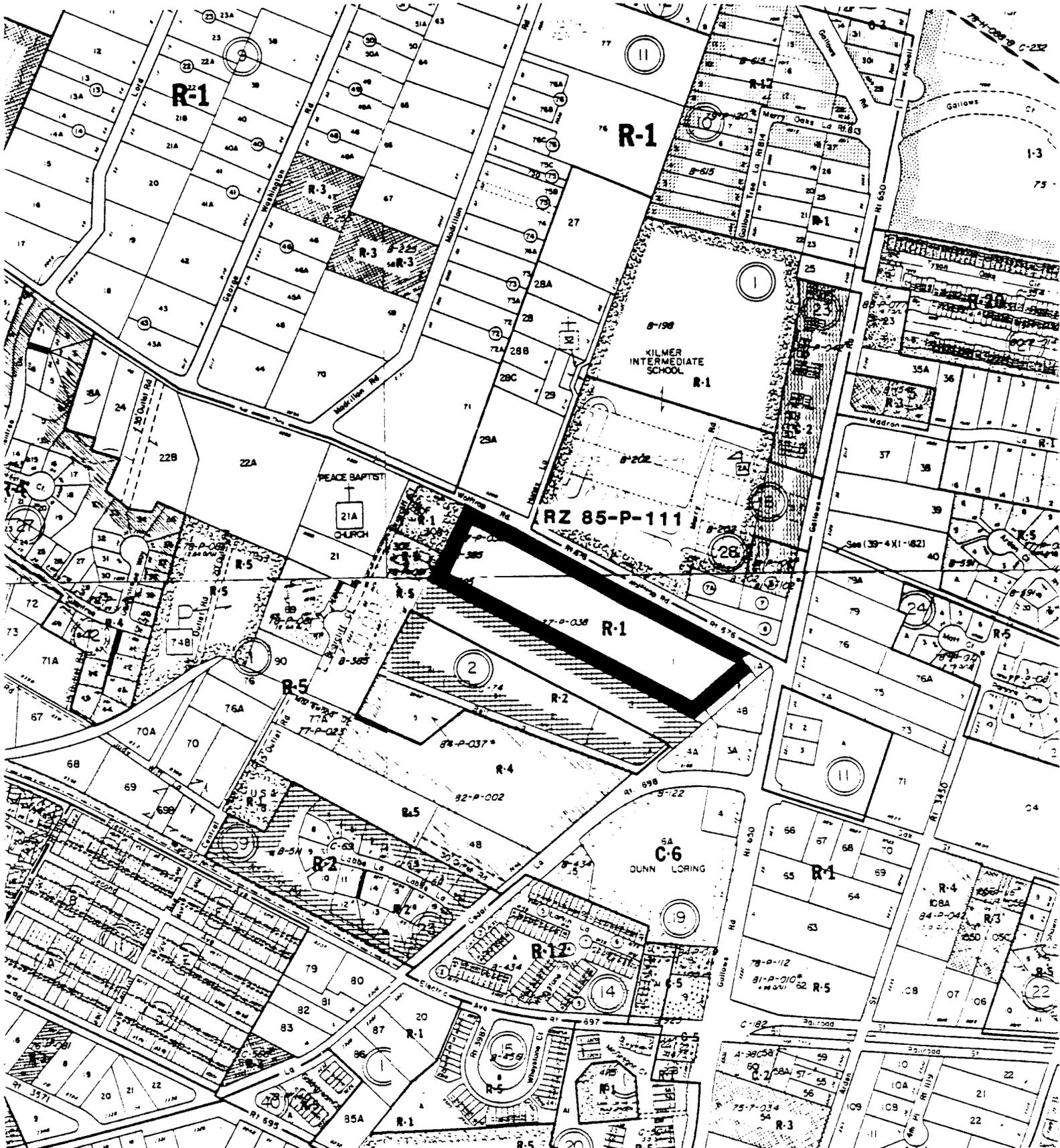
REZONING APPLICATION

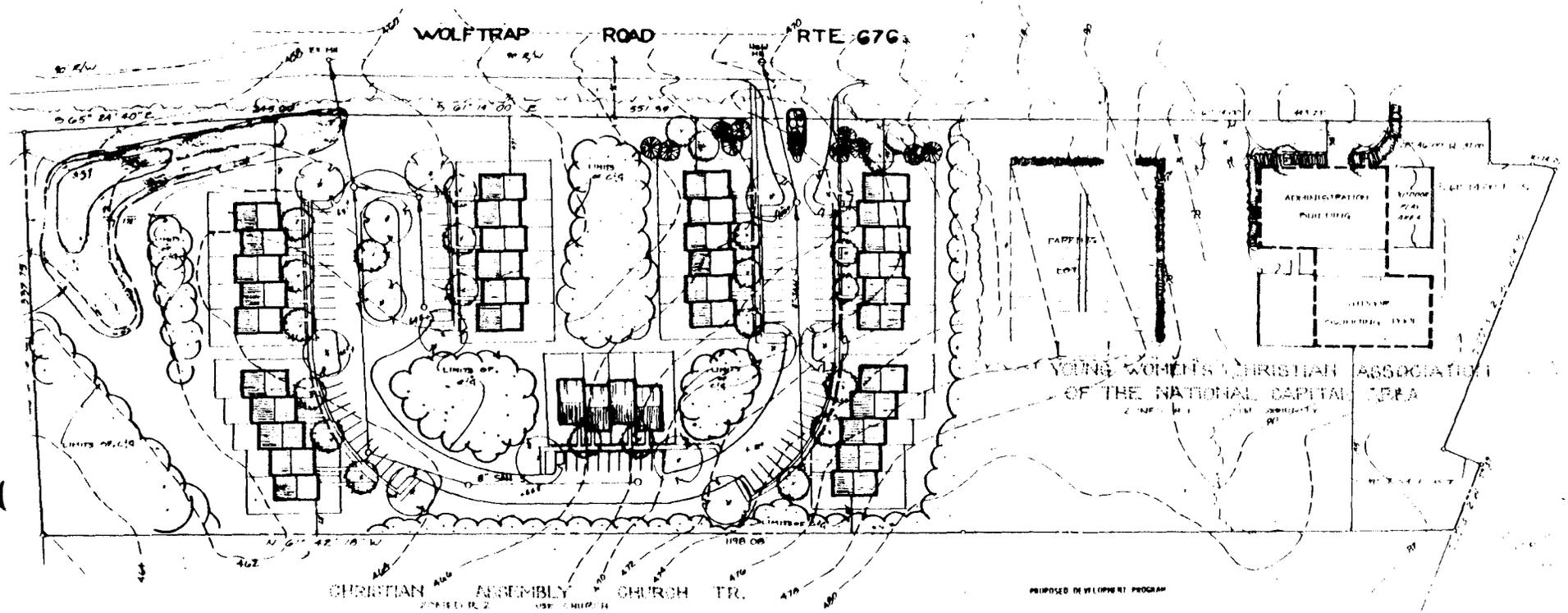
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CHRISTIAN ASSEMBLY CHURCH TR.
 27481, 27482, 27483, 27484, 27485, 27486, 27487, 27488, 27489, 27490, 27491, 27492, 27493, 27494, 27495, 27496, 27497, 27498, 27499, 27500

PROPOSED DEVELOPMENT PROGRAM

1010

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

DESCRIPTION OF THE APPLICATION

The Young Women's Christian Association (YWCA) is requesting a rezoning of 9.897 acres from R-1 (Residential, One Dwelling Unit per Acre) to PDH-3 (Planned Development Housing, Three Dwelling Units per Acre). This will allow development of 37 townhouse units at 3.74 du/ac and establish the YWCA as a secondary use in the PDH zone.

The applicant is requesting 8 bonus units based on the provision of 69% more open space than required in the PDH-3 District per Sections 6-109 and 6-110 of the Zoning Ordinance.

The applicant is requesting a waiver of Section 11-302 of the Zoning Ordinance which establishes 600' as the maximum length for private streets.

A copy of the proposed CDP/FDP is located on the preceding page.

The applicant's Draft Development Conditions, Affidavit and Statement of Justification are attached as Appendices 1, 2 and 3 respectively.

The requested rezoning is subject to Sections 3-307, 6-109, 6-110, 9-302, 9-304, and Articles 11, and 13 which are Appendix 4 of this report.

LOCATION AND CHARACTER OF THE AREA

This site is located south of Wolftrap Road and west of Gallows Road. It is bounded on the west side by property zoned R-1 (Residential, One Dwelling Unit per Acre) and R-5 (Residential, Five Dwelling Units per Acre). The R-1 property is developed as group housing and the R-5 property is developed as townhouses at 2.64 du/ac. South of the subject site is property zoned R-2 and used as a church by the Christian Assembly. North of Wolftrap Road is Kilmer Intermediate School, and northwest of the site is property zoned R-1 that is undeveloped.

BACKGROUND

On May 17, 1972 the YWCA was approved by Special Permit S-65-72. The approved site consisted of 3.7405 acres of the total 10.93 acre parcel owned by the YWCA. Subsequently, 1.03 acres along the east property line of the site were sold thereby reducing the site to its current 9.897 acres. The YWCA facility was approved as a one story building, 17' in height and 13,700 square feet in area. The interior of the facility includes a swimming pool, administrative offices and a child care facility. The minutes of the Board of Zoning Appeals public hearing approving this Special Permit are Appendix 5.

The most important conditions of the Special Permit approval are:

1. Provide a minimum of 52 parking spaces.
2. Dedicate 45' from centerline of the right-of-way of Wolftrap Road for the full frontage of the property.
3. Construct curb, gutter and sidewalk to 35' of centerline of the right-of-way of Wolftrap Road.
4. Provide landscaping, screening and planting as approved by the Director of County Development.

PROVISIONS OF THE COMPREHENSIVE PLAN

The subject property is located in Area II, Vienna Planning District, Community Planning Sector V-3.

As a result of the Board of Supervisors action on out-of-turn Plan amendment S86-II-VI on June 2, 1986 which is Appendix 6, the Plan text covering the subject property has been changed on page 185, under Recommendations, Paragraph C., to read:

"C. Land between Cedar Lane, Woodford Road, Wolftrap Road and Electric Avenue, except for the YWCA property is planned for single-family detached residential use at 2-3 dwelling units per acre. However, single-family detached residential uses at 3-4 units per acre could be considered for this area in the event of substantial land consolidation incorporating an improved internal circulation system. The YWCA property, because of its large size and unique locational characteristics could permit either small lot single-family detached development or low density townhouse development at a range of 2-3 dwelling units per acre to be developed preferably in a PDH mode. Achievement of the high end of the density range will require substantial conformance with the applicable County development criteria."

As a result of the Board of Supervisors action, the Area II Plan map now indicates that the entire YWCA site (Map 39-4((1))1) is planned for residential use at 2-3 dwelling units per acre. Additional comments are included in Appendix 7.

ENVIRONMENT

Most of this site is wooded with the quality vegetation located primarily in the southern and western half of the site. The development as proposed will clear most of the vegetation except for the drainage swale and three small areas in the center of the site. Soils on this site are generally wet because of underlying hardpan. Engineered drainage will be required.

TRANSPORTATION ANALYSIS

The major transportation issue related to this site is the status of Wolftrap Road. Wolftrap Road which provides the sole access for this site is not in the VDH&T Secondary Highway System, and there is no clear responsibility for its maintenance. It has been determined by staff that Wolftrap Road was not part of the original county road system that was taken over by the state in the 1930s. Additionally, there is no evidence that Wolftrap Road was accepted into the state's secondary highway system subsequently. Further, it is not maintained by VDH&T as a school road nor is it included in the county road maintenance program.

The developments that currently use Wolftrap Road are Dunn Loring Volunteer Fire Department, Kilmer Intermediate School, a church, the Briarcliff Townhouse Development which is owned by the Housing Authority, and the YWCA. The institutional/public and quasi-public nature of the uses has not generated the need for publicly maintained access. The church was established during a time when the Office of Transportation did not have an opportunity to comment on Special Permit applications for churches, consequently the requirement to improve Wolftrap Road was never placed on the church.

The potential effect of permitting the proposed townhouse development on Wolftrap Road without resolving the issue of maintenance responsibility is that the individual private property owners may be required to bear an undue maintenance burden for Wolftrap Road.

For this site to be considered suitable for subdivision or development, the applicant should commit to improve Wolftrap Road to VDH&T standards from Gallows Road to the western boundary of the site. VDH&T has requested the provision of a 52' curb and gutter section with a 70' right-of-way. The applicant should also commit to initiate procedures for acceptance of the road by VDH&T.

A minor issue relating to this development is the need to align the entrance to the townhouse development's parking lot with the school entrance or provide an offset in the alignment of at least 125'. Currently the off-set between the entrance to the proposed townhouse development and the entrance to the Kilmer Intermediate School exceeds 125'. Additional comments are provided in Appendix 8.

PUBLIC FACILITIES ANALYSIS

Information regarding sanitary sewer, water service, Fire and Rescue Department, schools and Fairfax County Park Authority recommendations may be found in Appendices 9 through 12 respectively. There appears to be no problem associated with this application.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

The subject application has been reviewed and will require a pro-rata share assessment in lieu of on-site storm water detention, recreation facilities, dedication and construction of curb, gutter, sidewalk and road improvement in accordance with VDH&T Standards. Detailed comments are attached as Appendix 13.

DEVELOPMENT PLAN ANALYSIS

The criteria used to evaluate this request are:

1. Harmony with the Comprehensive Plan.
2. Fulfillment of the General Standards and Design Criteria for All P Districts.
3. Satisfactory Justification of Applicable Development Criteria to obtain the High End of the Plan Range and justification for bonus units.
4. Appropriateness of the YWCA as a secondary use in the PDH District.

The Comprehensive Plan language specifically states that substantial compliance with the appropriate Development Criteria (which are attached as Appendix 14) is necessary to consider a townhouse or small lot single family detached residential development on the YWCA property.

The applicable Development Criteria which must be met are:

1. Proffer of a development plan.
3. Accessibility to existing public facilities.
4. Provision of public road improvements.
5. Provision of developed recreational areas which meet adopted standards.
6. Compatibility in architecture and site design with existing and other planned development to reduce the impact of the new development.
7. Design sensitivity and exceptional conservation measures to preserve and/or protect environmental resources.

Two-thirds compliance with the applicable criteria is necessary to justify the high end of the density range therefore the applicant must meet 4 of the 6 applicable criteria. The applicant has agreed per the attached proffers to proffer the development plan and the proposed development site is accessible to existing public facilities as noted in the Public Facilities section of this report. These provisions satisfy criteria 1 and 3.

Criterion #4 requires provision of public road improvements. This is a major issue that must be resolved. As discussed in the Transportation Analysis of this report development of the proposed townhomes may place an undue maintenance burden on the individual private property owners. In the event that Wolftrap Road deteriorates beyond the residents' ability for maintenance the county may face ultimate responsibility. As with any new private sector development it is the private sector responsibility to provide appropriate means of access suitable for acceptance into the VDH&T system.

As indicated earlier in the report Wolftrap Road must be improved to a 52' section within a 70' right-of-way. The applicant has proposed two alternatives in the attached proffers:

- i. dedicate 45 feet of right-of-way from the existing centerline of Wolftrap Road along subject property frontage;
- ii. make provision to construct one-half section of a 26-foot roadway (i.e. 13 feet of pavement with curb, gutter and sidewalk) along Wolftrap Road from the subject property's western boundary to the proposed townhouse entrance on said road.

Or, as an alternative to (ii) above, the applicant offers to contribute monies to a similar improvement or construct a comparable section of Wolftrap Road east of subject property entrance on said road to VDH&T standards.

Staff has evaluated these alternatives and determined they do not adequately address the need for improvement of Wolftrap Road from the western boundary of the subject site to Gallows Road to a standard that will allow acceptance by VDH&T.

Criterion #5 requires the provision of developed recreation area. This is also a Zoning Ordinance requirement per Section 6-110 of the Zoning Ordinance which requires provision of facilities equivalent to an expenditure of \$300 per residential unit. These proposed areas should be shown on the CDP/FDP. The applicant has not indicated or proposed any recreation facility therefore this criterion has not been satisfied.

The proposed development meets applicable criterion #6 through the scale of the proposed townhouse units and the site design which provides for setbacks equivalent to those required in the R-3 (Residential, Three Dwelling Units per Acre) District which is the conventional zone most similar to the PDH-3 development under consideration.

Criterion #7 requires design sensitivity to preserve and/or protect environmental resources associated with the site. However, the proposed development will clear most of the existing vegetation with the exception of small pockets of trees which will be preserved in the center of the site. These are not adequate to be considered as an exceptional conservation feature.

Comments from the Department of Environmental Management indicate the applicant will need to remove the stormwater detention pond and provide pro rata assessments in lieu of on-site detention. This will provide an additional area for tree preservation. The applicant has proffered to adhere to the limits of clearing and grading as illustrated on the CDP/FDP, to work with the County Arborist to preserve the clusters of quality vegetation and to implement, subject to the approval of the County Arborist, a landscape plan that will compensate for any trees that are removed.

These commitments demonstrate that design sensitivity was a consideration in the proposed development although exceptional conservation measures were not possible, therefore credit can be given for compliance with half of criterion 7.

Of the six applicable criteria the applicant has only addressed three criteria adequately, and partially satisfied a fourth criteria resulting in less than the required two-thirds compliance.

The YWCA facility which shares the 9.897 acre site of the proposed townhouse development is a public benefit association and is permitted by right in the PDH District as a secondary use per Section 9-302. Section 9-304 requires that the use be subject to the lot size requirements, bulk regulations, and performance standards of the PDH District. Its appropriateness for inclusion in the proposed rezoning request must also be evaluated against the Category 3 Special Exception use criteria.

The YWCA is being included as part of a 9.897 acre PDH District; therefore, it is part of a district that meets the minimum district six requirements per Section 16-107 of the Zoning Ordinance. There are no minimum lot area or lot width requirements for the PDH District. The building height, minimum yard requirements and maximum floor area ratio are controlled by the standards of Sections 16-101 and 3-307 of the Zoning Ordinance.

In reference to Section 16-101, Annual Plan Review S86-II-V1 removed the institutional Plan map designation for the YWCA and placed a residential density range of 2-3 du/ac on the entire 9.897 acre site. The language of the Plan amendment acknowledges the YWCA facility by referring to the property's large size and its unique locational characteristics as circumstances that could permit low density residential development of the property. Therefore, the YWCA at this location is in harmony with the language of the Comprehensive.

The YWCA was originally designed to be compatible with the residential and other institutional uses in the area. The YWCA, therefore, as it currently exists should not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan.

The parking provided at the existing YWCA facility is in conformance with the Board of Zoning Appeals approval of this use as stated in the Background Section of this report; however, any expansion of the YWCA will require re-evaluation of the parking provisions.

STAFF CONCLUSION AND RECOMMENDATION

CONCLUSION

The proposed townhouse development and YWCA facility conform to the Zoning Ordinance requirements. The proposed PDH District consists of 9.897 acres where two acres are the minimum required. Each residential unit is provided with a 200 square foot privacy yard. The proposed residential heights, and density as determined by Article 16 of the Zoning Ordinance is in harmony with the surrounding properties.

The height and floor area ratio of the YWCA conform to the requirements of the requested PDH District. The land area which was part of the YWCA's original site plan was 3.57 acres which yields an F.A.R. of .08 where .25 is the maximum allowed per Section 16-102.

The building setbacks of the YWCA and the townhouse units are generally in compliance with those of the R-3 District which is the conventional district most closely characterizing the type of development under consideration per Section 16-102.

However, without meeting the applicable criteria to justify obtaining the high end of the density range the applicant is not eligible for bonus units. The applicant has failed to justify the high end of the density range, therefore, the proposed 37 townhouse units at 3.74 du/ac is in excess of the Plan recommendation. The Plan recommends development at a density range of 2-3 du/ac.

RECOMMENDATION

Staff recommends RZ 85-P-111 be denied.

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.

APPENDICES

1. Draft Development Conditions
2. Affidavit
3. Letter of Justification
4. Applicable Zoning Ordinance Provisions
5. Minutes of Special Permit Approval S-65-72
6. Annual Plan Reivew
7. Provisions of Comprehensive Plan
8. Transportation Analysis
9. Water
10. Wastewater
11. Fire and Rescue
12. Fairfax County Schools
13. Department of Environmental Management
14. Development Criteria
15. Glossary

Young Women's Christian Association
of the National Capital Area, Inc.
RZ 85-P-111
Tax Map Parcel 39-4-((1))-1

PROFFER

June 3, 1986

Revised June 9, 1986

Revised June 11, 1986

The undersigned hereby proffers that in the event the Board of Supervisors of Fairfax County, pursuant to the hearing scheduled for June 23, 1986, shall rezone the 9.897 acres which are the subject of Rezoning Application 85-P-111 to the PDH-3 District to permit 37 single family attached units and a community use, development of subject property shall be in general conformance with the Conceptual/Final Development Plan as revised through May 30, 1986, prepared by Dewberry and Davis, and further qualified by and subject to the following terms and conditions:

1. If requested by the Board of Supervisors or the Department of Environmental Management ("DEM") and approved by the Virginia Department of Highways and Transportation ("VDH&T") at the time of final site plan approval, applicant or assigns shall (i) dedicate 45 feet of right-of-way from the existing centerline of Wolftrap Road along subject property frontage; and (ii) make provision to construct one-half section of a 26-foot roadway (i.e., 13 feet of pavement with curb, gutter and sidewalk) along Wolftrap Road from subject property western boundary to the proposed townhouse entrance on said road. As an alternative to the roadway improvement referenced in (ii) above, applicant or assigns may, after coordinating with and approval by DEM, contribute monies to a similar improvement or construct a comparable section of Wolftrap Road east of subject property entrance on said road to VDH&T standards.

2. Approximately 34% of the site, generally as shown on the referenced Plan, shall be reserved for open space. This open space shall be dedicated to a homeowners association and, except as further qualified by this proffer statement and/or the Conceptual/Final Development Plan, shall be left undisturbed.

3. Limits of clearing and grading shall be generally as depicted on the Conceptual/Final Development Plan and coordinated with the County Arborist to protect clusters of quality vegetation on site. The right is specifically reserved to the applicant or assigns to locate and/or construct within said undisturbed areas pedestrian trails, tot lots, or other recreational facilities, storm water detention facilities and/or other utilities including storm, sanitary sewer, and water lines. In the event the referenced undisturbed areas are utilized for said facilities/utilities, and if requested by DEM, applicant or assigns shall replant/landscape

said areas with comparable indigenous vegetation which satisfies Fairfax County's landscaping requirements/guidelines (i.e., Transitional Screening 1 requirements).

4. Applicant or assigns shall provide developed recreational facilities (i.e., multi-use courts, trails and/or tot lots) which equal or exceed Section 6-110 of the Zoning Ordinance or provide cash in lieu of said facilities in accordance with Section 2-704 of said Ordinance.

5. Provision will be made for all residential dwellings to meet the energy conservation guidelines as outlined in the Virginia Home Builders E-7 Program.

6. The residential dwellings constructed on subject property shall be compatible in architectural design and/or quality, to those currently depicted in the Tysons Manor and Wheystone communities.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE NATIONAL CAPITAL AREA, INC.

By _____

REZONING AFFIDAVIT

APPENDIX 2

I, Francis A. McDermott, do hereby make oath or affirmation that I am an applicant in Rezoning Application Number RZ 85-P-111 and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Row 1: See attachment.

(b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Row 1: See attachment.

(c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Row 1: See attachment.

2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state)

None.

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (If none, so state)

None.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE NATIONAL CAPITAL AREA, INC.

WITNESS the following signature:

By: Francis A. McDermott, Attorney and Agent Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 29th day of May 1986 in the State of Virginia, County of Fairfax. My commission expires November 19, 1989. [Signature] Notary Public

RZ 85-P-111
 YWCA of the National
 Capital Area, Inc.
 TMP 39-4-((1))-1

AFFIDAVIT ATTACHMENT

1. (a)

Young Women's Christian Association
 of the National Capital Area, Inc.
 624 9th Street, NW
 Washington, DC 20001

Owner/Applicant

Hazel, Beckhorn and Hanes
 P.O. Box 547
 Fairfax, VA 22030

Attorneys

Dewberry & Davis
 8401 Arlington Boulevard
 Fairfax, VA 22031

Engineers

Synergy Enterprises, Inc.
 11781 Lee Jackson Hwy., #270
 Fairfax, VA 22033

Planning Consultants

1. (b)

Young Women's Christian Association of the National Capital Area, Inc. is a nonprofit corporation.

Synergy Enterprises, Inc. is a Virginia corporation whose sole shareholders are Milton V. Peterson and John T. Hazel, Jr.

1. (c)

Hazel, Beckhorn and Hanes is a Virginia General Partnership consisting of the following partners: John T. Hazel, Jr., Duane W. Beckhorn, Grayson P. Hanes, Stephen L. Best, Daniel H. Shaner, Thomas W. Nalls, Stanley J. Samorajczyk, Robert A. Lawrence, Arthur B. Viereg, Jr., Robert J. Moye, Francis A. McDermott, Francis P. Dicello, John J. Sabourin, Jr., E. William Chapman, James H. Chamblin, Harry L. MacPherson, III, Alan B. Croft, R. Mark Dare, A. Everett Hoeg, III, Robert E. Gregg, Gail W. Feagles, Joseph S. Luchini, Richard W. Hausler.

Dewberry & Davis is a Virginia General Partnership consisting of the following partners: Sidney O. Dewberry and Richard N. Davis.

Young Women's Christian Association
of the National Capital Area,
Inc.
Tax Map Parcel 39-4-((1))-Pt. 1
Rezoning Application

STATEMENT OF JUSTIFICATION

The proposed R-8 development would satisfy many of the County's land use objectives for this area, including preservation of the residential character of Dunn Loring, enhancement of the residential opportunities/mixture available for County residents, locating higher density residential communities near employment centers, and providing additional potential ridership use of Metro at the Dunn Loring station. All of these objectives complement each other and their implementation would minimize the encroachment of incompatible uses west of Gallows Road. Accordingly, permitting this type of housing opportunity is clearly consistent with the land use objectives of the Comprehensive Plan for this area.



Francis A. McDermott
Attorney and Agent

September 3, 1985

3-306

FAIRFAX COUNTY ZONING ORDINANCE

- B. Cluster subdivision lot:
- (1) Interior lot - No Requirement
 - (2) Corner lot - 80 feet

5. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-307

Bulk Regulations

1. Maximum building height
- A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
- A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 12 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 20 feet
 - (b) Side yard: 8 feet, but a total minimum of 20 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 40° angle of bulk plane, but not less than 30 feet
 - (2) Side yard: Controlled by a 35° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 35° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 0.25 for uses other than residential

3-308

Maximum Density

Three (3) dwelling units per acre

PLANNED DEVELOPMENT DISTRICT REGULATIONS

6-109

be allowed only after amendment of the final development plan in accordance with the provisions of Par. 10 of Sect. 16-402.

6-107 Lot Size Requirements

1. **Minimum district size:** Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
2. **Minimum lot area:** No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. **Minimum lot width:** No requirement for each use or building.

6-108 Bulk Regulations

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

6-109 Maximum Density

1. For purposes of computing density, the PDH District is divided into subdistricts in which the residential density is limited as follows:

Subdistrict	Density
PDH-1	1 dwelling unit per acre
PDH-2	2 dwelling units per acre
PDH-3	3 dwelling units per acre
PDH-4	4 dwelling units per acre
PDH-5	5 dwelling units per acre
PDH-8	8 dwelling units per acre
PDH-12	12 dwelling units per acre
PDH-16	16 dwelling units per acre
PDH-20	20 dwelling units per acre
PDH-30	30 dwelling units per acre
PDH-40	40 dwelling units per acre

2. The Board may, in its sole discretion, increase the maximum number of dwelling units in a PDH District in accordance with and when the conceptual and final development plans include one or more of the following; but in no event shall the total number of dwellings, including moderately-priced housing units, exceed 125% of the number permitted in Par. 1 above.
 - A. More open space than the minimum required by Sect. 110 below - Not more than .4% for each additional 1% of the gross area provided in open space.
 - B. Unique design features, amenities and/or recreational facilities in the planned development which require unusually high development costs, and which in the opinion of the Board are exceptional features which help achieve an attractive and stable development - As determined by the Board in each instance, but not to exceed 5%.

6-109

FAIRFAX COUNTY ZONING ORDINANCE

- C. Underground parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.
- D. Preservation and restoration of buildings, structures or premises which have historic or architectural significance - As determined by the Board in each instance, but not to exceed 5%.
- E. The provision of moderately-priced housing units - As determined by the Board in each instance in accordance with the provisions of Part 8 of Article 2; but in no event shall the total number of dwelling units, including all moderately-priced housing units, exceed 125% of the number permitted in Par. 1 above.
- F. Development of the subject property in conformance with the comprehensive plan with a less intense use or density than permitted by the current zoning district - As determined by the Board in each instance, but not to exceed 10%.
- G. Building orientation, construction techniques and/or special installation of equipment to achieve passive or active solar benefits - As determined by the Board in each instance, but not to exceed 5%.

6-110

Open Space

1. The following minimum amount of open space shall be provided in each PDH subdistrict:

Subdistrict	Open Space
PDH-1	25% of the gross area
PDH-2	20% of the gross area
PDH-3	20% of the gross area
PDH-4	20% of the gross area
PDH-5	35% of the gross area
PDH-8	25% of the gross area
PDH-12	30% of the gross area
PDH-16	35% of the gross area
PDH-20	35% of the gross area
PDH-30	45% of the gross area
PDH-40	35% of the gross area

2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide developed recreational facilities in all PDH Districts. Such requirements shall be based on a minimum expenditure of \$300.00 per dwelling unit for such facilities, and either the facilities shall be provided by the developer in conformance with the approved final development plan, or the cash shall be provided for such facilities in conformance with provisions of Sect. 2-704.

6-111

Additional Regulations

1. Refer to Article 16 for standards and development plan requirements for all planned developments.
2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

SPECIAL EXCEPTIONS

9-302

PART 3 9-300 CATEGORY 3 QUASI-PUBLIC USES**9-301 Category 3 Special Exception Uses**

1. Colleges, universities.
2. Conference centers and retreat houses, operated by a religious or non-profit organization.
3. Cultural centers, museums and similar facilities.
4. Housing for the elderly.
5. Institutions providing housing and general care for the indigent, orphans and the like.
6. Medical care facilities, except nursing facilities which have a capacity of less than fifty (50) beds.
7. Private clubs and public benefit associations.
8. Quasi-public parks, playgrounds, athletic fields and related facilities.
9. Sports arenas, stadiums as a principal use.
10. Child care centers and nursery schools which have an enrollment of 100 or more students daily.
11. Private schools of general education which have an enrollment of 100 or more students daily.
12. Private schools of special education which have an enrollment of 100 or more students daily.
13. Alternate uses of public facilities.
14. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls providing off-campus residence for more than four (4) unrelated persons who are students, faculty members, or otherwise affiliated with an institution of higher learning.

9-302 Districts In Which Category 3 Uses May Be Located

1. Category 3 uses may be permitted by right in the following districts:
 PDH, PDC Districts: Limited to uses 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14
 when represented on an approved development plan
 PRC District: All uses when represented on an approved development plan
 C-1, C-2, C-3, C-4 Districts: Limited to uses 10, 11 and 12
 C-5, C-6, C-7, C-8 Districts: Limited to uses 11 and 12
 I-1, I-2, I-3, I-4, I-5 Districts: Limited to use 12
2. Category 3 uses may be allowed by special exception in the following districts:
 R-A, R-P Districts: Limited to uses 8 and 13
 R-C District: Limited to uses 3, 8, 13 and 14

9-302

FAIRFAX COUNTY ZONING ORDINANCE

R-E, R-1 Districts: Limited to uses 1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14
 All other R Districts: Limited to uses 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14

C-1, C-2, C-3, C-4 Districts: Limited to uses 1, 2, 3, 4, 5, 6, 7, 8, 13 and 14
 C-5, C-6 Districts: Limited to uses 1, 2, 3, 6, 7, 8, 10, 13 and 14
 C-7, C-8 Districts: Limited to uses 1, 2, 3, 6, 7, 8, 9, 10, 13 and 14

I-I District: Limited to use 10
 I-1 District: Limited to uses 1, 2, 3, 6, 7, 8, 10, 11, 13 and 14
 I-2, I-3 Districts: Limited to uses 1, 2, 3, 6, 7, 8, 9, 10, 11, 13 and 14
 I-4 District: Limited to uses 1, 2, 3, 6, 7, 8, 9 and 13
 I-5, I-6 Districts: Limited to uses 7, 8, 9 and 13

9-303

Additional Submission Requirements

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 3 uses shall be accompanied by the following items:

1. For public uses, a certified copy of the law, ordinance, resolution or other official act adopted by the governmental entity proposing the use, authorizing the establishment of the proposed use at the proposed location, shall be provided.
2. For public uses, a statement by an official or officer of the governmental body shall be presented giving the exact reasons for selecting the particular site as the location for the proposed facility.
3. All applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need. The application for the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

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Standards For All Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located.
5. Before establishment, all uses shall be subject to the approval of a site plan prepared in accordance with the provisions of Article 17.

11-104

FAIRFAX COUNTY ZONING ORDINANCE

17. **Quick-Service Food Store:**
One (1) space per 200 square feet of net floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet
18. **Recreational Facility other than Theatre, Auditorium, Stadium, Bowling Alley or Swimming Pool:**
One (1) space per three (3) persons based on the occupancy load plus one (1) space per employee
19. **Repair Service Establishment:**
One (1) space per 200 square feet of gross floor area
20. **Retail Sales Establishment except Furniture or Carpet Store:**
One (1) space per 200 square feet of net floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet
21. **Service Station:**
Two (2) spaces per service bay, plus one (1) space per employee, but never less than five (5) spaces
22. **Shopping Center:**
One (1) space per 200 square feet of net floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet, plus additional spaces, as required herein, for associated offices, theatres and eating establishments
23. **Swimming Pool, Commercial:**
One (1) space per four (4) persons lawfully permitted in the pool at one time, plus one (1) space per employee
24. **Theatre, Auditorium or Stadium:**
One (1) space per four (4) seats or similar vantage accommodation provided, plus one (1) space per two (2) employees
25. **Vehicle Light Service Establishment:**
One (1) space per 200 square feet of net floor area, plus two (2) spaces per service bay, plus one (1) space per employee
26. **Vehicle Major Service Establishment:**
Two (2) spaces per service bay, plus one (1) space per employee
27. **Vehicle Sale, Rental and Ancillary Service Establishment:**
One (1) space per 500 square feet of enclosed sales/rental floor area, plus one (1) space per 2500 square feet of open sales/rental display lot

13-108

FAIRFAX COUNTY ZONING ORDINANCE

of the matrix upon a finding that the need for the more stringent requirements has been eliminated by the arrangement of the uses.

4. The uses in the matrix are listed in abbreviated form. Other similar uses, as may be included in a listing presented in the district regulations, shall be subject to the same regulations as are presented for a use listed on the matrix.
5. In those instances where a proposed use and/or an existing use on the abutting property is not listed in the matrix, the Director, using the matrix as a guide, shall determine whether or not and to what extent transitional screening and barriers shall be provided.
6. In addition to the standards set forth in Articles 8 and 9 for a particular use, all uses allowed by special permit or special exception in a given district shall be required to provide transitional screening and barriers as determined by the BZA or Board, as the case may be, using the matrix as a guide.

13-109

Transitional Screening Requirements

1. Transitional screening shall be required only at the outer boundaries of a lot and shall be provided except where driveways or other openings may be required.
2. Transitional screening may be provided within the required minimum yard.
3. There shall be three (3) different transitional screening requirements as identified on the matrix, which shall be provided as follows:
 - A. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of 25 feet wide and planted with:
 - (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet
 - OR
 - (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.
 - B. Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of 35 feet wide and planted with:
 - (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet
 - OR
 - (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height

LANDSCAPING AND SCREENING

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of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet.

C. Transitional Screening 3 shall consist of an unbroken strip of open space a minimum of 50 feet wide planted with:

- (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one large deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet, plus one medium evergreen shrub with an ultimate height of 12 feet or less for every 15 linear feet

OR

- (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet, plus 7 medium evergreen shrubs with an ultimate height of 12 feet or less for each 10 linear feet.

13-110

Barrier Requirements

1. Barriers shall be generally located between the required transitional screening and the use or activity in connection with which they are required where they will most adequately screen such activities from the existing or proposed first floor level of adjoining development as determined by the Director. Any bracing, supports or posts shall be on the side of the barrier facing the use which must provide the barrier.
2. Where options are presented on the matrix for a type of barrier, such option shall be available to the developer unless otherwise qualified.
3. In certain unusual circumstances of topography, or to alleviate certain specific problems, i.e., the blocking of glare, muting of noise, etc., the Director may require the use of an earth berm or more specialized fence material in lieu of, or in combination with, any of the barrier types set forth below.
4. There shall be different barrier requirements as identified on the matrix, which shall be provided as follows:
 - A. Barrier A shall consist of a 42-48 inch wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
 - B. Barrier B shall consist of a 42-48 inch solid wood or otherwise architecturally solid fence.
 - C. Barrier C shall consist of an evergreen hedge with an ultimate height of at least 42-48 inches and planted size of 36 inches.

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FAIRFAX COUNTY ZONING ORDINANCE

- D. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.
- E. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
- F. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.
- G. Barrier G shall consist of a 6 foot chain link fence and may be required by the Director to have inserts in the fence fabric or to be coated.
- H. Barrier H shall consist of one row of 6 foot trees averaging 50 feet on centers, such trees being a variety of types. This requirement may be omitted in cases where the building is 6 feet or less from the property line.

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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 Article.

1. Transitional screening and barriers may not be required between uses that are to be developed under a common development plan or series of development plans within a PRC District or a common site plan.
2. Where the strict provisions of this Article 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 Article.
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.

The Regular Meeting of the Board of Zoning Appeals was Held On Wednesday, May 17, 1972, at 10:00 A.M. in the Board Room of the Massey Building; Members Present: Daniel Smith, Chairman; Richard Long, Vice-Chairman; George Barnes; Loy P. Kelley and Joseph Baker.

The meeting was opened with a prayer by Mr. Barnes.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE NATIONAL CAPITAL AREA, INC., app. under Sec. 30-7.2.6.1.1 of Ord. to allow new facility for Fairfax County Y.W.C.A. 39-4((1))1, Providence District (RE-1), S-65-72 (Wolf Trap Road (Route 696) and Cedar Lane (Route 698))

Mrs. Virginia Foster spoke for the applicants.

Notices to property owners were in order.

Mrs. Foster stated that they were under a contract to purchase.

Mr. Hazelton, representative from the Metropolitan Area, Board of Directors, spoke before the Board. He stated that this facility will be a service to the community. They have been housed in a temporary building. He submitted a brochure to the Board to give them an idea of the problem. He stated that they have been searching for years for a good site. They have an advisory counsel of realtors, bankers and others who have been working toward this new facility.

Mr. Robert Bryan, Architect, 4301 Connecticut Avenue, N.W., Washington D. C. spoke before the Board and told them about the building they plan to build. They will attempt to keep this building with the residential character of the neighborhood. They plan to construct this building with brick and have a sloped roof with asphalt tile shingles. He stated that he would get a copy of the rendering for the file. He stated that they planned no major exterior recreational facilities at this time. They have planned an outdoor swimming pool. They do plan a day care facility; in the immediate future it will only be used as a baby sitting service. They are constructing the facility in accordance with the County and State Codes. They do not plan any transportation services for this.

Mr. Smith read the memorandum from the Preliminary Engineering Branch Chief stating:

"This office has reviewed the subject application and would suggest the owner dedicate to 45' from the centerline of the right-of-way of Wolftrap Road, Route 696, for the full frontage of the property. This dedication would be in compliance with the Vienna Master Plan adopted by the Fairfax County Board of Supervisors. Under site plan control this office will require curb, gutter and sidewalk be constructed to 35' from the centerline of the right-of-way on Wolftrap Road as shown on the attached drawing."

In application No. S-65-72, application by YWCA Assoc. of the National Capital Area, Inc. under Sec. 30-7.2.6.1.1 of the Zoning Ordinance, to allow new facility for Fairfax County YWCA, on property located at Wolftrap Road and Cedar Lane, also known as tax map 39-4((1))1, County of Fairfax, Mr. Kelley moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and in accordance with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board of Zoning Appeals held on the 17th day of May, 1972.

WHEREAS, the Board of Zoning Appeals has made the following findings of fact:

1. That the owner of the subject property is the applicant.
2. That the present zoning is RE-1.
3. That the area of the lot is 10.93 acres.
4. That compliance with Site Plan Ordinance is required.
5. That compliance with all County codes is required.

AND, WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

1. That the applicant has presented testimony indicating compliance with Standards for Special Use Permits in R Districts as contained in Sec. 30-7.1.1 of the Zoning Ordinance; and

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YWCA ASSOC. OF THE NATIONAL CAPITAL AREA, INC. (continued)
May 17, 1972

NOW, THEREFORE, BE IT RESOLVED, that the subject application be and the same is hereby granted with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated in the application and is not transferable to other land.
2. This permit shall expire one year from this date unless construction or operation has started or unless renewed by action of this Board prior to date of expiration.
3. This approval is granted for the buildings and uses indicated on plats submitted with this application. Any additional structures of any kind, changes in use or additional uses, whether or not these additional uses require a use permit, shall be cause for this use permit to be re-evaluated by this Board. These changes include, but are not limited to, changes of ownership, changes of the operator, changes in signs, and changes in screening or fencing.
4. This granting does not constitute exemption from the various requirements of this county. The applicant shall be himself responsible for fulfilling his obligation TO OBTAIN CERTIFICATES OF OCCUPANCY AND THE LIKE THROUGH THE ESTABLISHED PROCEDURES AND THIS SPECIAL USE PERMIT SHALL NOT BE VALID UNTIL THIS HAS BEEN COMPLIED WITH.
5. The resolution pertaining to the granting of the Special Use Permit SHALL BE POSTED in a conspicuous place along with the Certificate of Occupancy on the property of the use and be made available to all Departments of the County of Fairfax during the hours of operation of the permitted use.
6. There shall be a minimum of 52 parking spaces.
7. The owner shall dedicate to 45' from the center line of the right-of-way of Wolftrap Road, Route 696, for the full frontage of the property. This dedication would be in compliance with the Vienna Master Plan adopted by the Fairfax County Board of Supervisors.
8. Construction of curb, gutter and sidewalk to 35' of center line of the right-of-way on Wolf Trap Road is required.
9. Any signs must comply with the Fairfax County sign ordinance.
10. Landscaping, screening and planting shall be as approved by the Director of County Development.

Mr. Baker seconded the motion. The motion passed unanimously.

Mr. Smith asked about the certificate of good standing.

They stated that they were a branch of the YWCA for the National Capital Area. They are qualified to do business in Virginia and do have a registered agent. They said they would submit a certificate of good standing promptly.

//

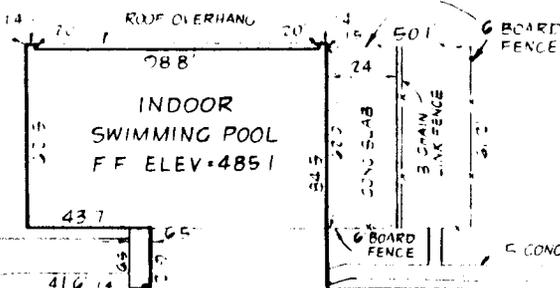
CEDAR LANE
(ROUTE # 298)

ROUTE # 298
S50°24'36"W - 371.75'

3.7405 ACRES

400.87'

S61°14'00"E - 115.00'



1 STORY BRICK
YWCA # 8101
FF ELEV. 485.1

BITUM DRIVE

4 BRICK WALL

BITUM DRIVE

572.00'

N28°40'00"E - 300.00'

75'

WOLF TRAP ROAD

(ROUTE # 696)

45'



COMPREHENSIVE PLAN REVIEW

1986

ITEM S86-II-VI

Revised 4/29/86

GENERAL LOCATION: South of Wolftrap Road, west of the intersection of Gallows

Road and Wolftrap Road
MAGISTERIAL DISTRICT: Providence

PLANNING AREA: II

PLANNING DISTRICT: Vienna

PLANNING STAFF DOES _____

SUB-DISTRICT DESIGNATION: V3
(Springlake)

DOES NOT _____

RECOMMEND THIS ITEM FOR PLAN AMENDMENT

PARCEL LOCATION: 39-4 ((1)) 1



EVALUATION CHECKLISTSAPR Nomination No. S86-II-VI**LAND USE IMPACT OF NOMINATION**

The proposal (may will not) have an adverse impact on an existing stable residential community or adjacent non-residential development.

Major public facilities improvements may be required by proposed land use:

sewer water schools parks libraries other

The proposal (may will will not) have an adverse impact on an historic district or site.

The proposal (conflicts does not conflict) with major adopted Comprehensive Plan policies.

The proposal (may will not) set an undesirable precedent for future land use decisions in the immediate vicinity.

ENVIRONMENTAL IMPACT OF NOMINATION

The proposal (may will not) have a significant impact on water quality.

The proposal (may will not) have a significant impact on air quality.

The proposal (may will not) have a significant impact on the visual quality of nearby communities.

The proposal (may will not) result in the loss of an important environmental resource.

On-site environmental constraints (may probably will not) make the proposed use inappropriate for this site.

S86-II-V1

ANALYSIS AND RECOMMENDATIONSAnalysis

On April 28, 1986, the Board of Supervisors authorized all of the YWCA facility to be scheduled for public hearing as an out-of-turn Plan amendment to permit consideration of a Plan change to allow residential development at a higher density range.

The subject property is within Community Planning Sector V3 (Spring Lake) of the Vienna Planning District of Area II. The 10-acre tract, situated on the south side of Wolftrap Road to the west of Gallows Road, is presently developed only with the YWCA facility. A vacant site which is proposed for an office building is located to the east; and an intermediate school and residential development at 3-4 dwelling units per acre are located to the north. A recently constructed townhouse development and church are located to the west and south, respectively.

The YWCA facility and its environs are planned for institutional use, and the remainder of the subject property is planned for residential use at 2-3 dwelling units per acre. The property is part of an area in which a residential density of 3-4 dwelling units per acre (du/ac) is permitted in the event that adequate internal circulation is provided and substantial parcel consolidation occurs. However, because the property is virtually surrounded by development, this option is no longer relevant to this property. Wolftrap Road is planned for an improved two-lane cross section along the frontage of the property.

As indicated on the attached map, the property is in an area planned for development at a wide variety of residential densities. The residential density ranges shown on the attached map include the following: 1-2, 2-3, 3-4, 4-5, 5-8, 8-12, and 16-20 du/ac. There are ten separate areas on this map shown as either planned for residential development at 4-5 du/ac or zoned R-5.

Changing the Plan to permit residential development on the subject property at the density of ~~5 du/ac~~, which is relatively wide-spread in the area, ~~would not automatically allow development with an average density greater than four detached~~ ~~single-family dwellings per acre~~. A request for development at 5 du/ac, the high end of the density range, which might involve townhouses, would require substantial compliance with the thirteen development criteria contained in the Comprehensive Plan. Development under the planned development housing mode (PDH), if granted, would permit a somewhat higher density. PDH development, however, would require compliance with additional criteria and would give the County strict control over development of the site.

S86-II-VI
Page two

The subject property is in close proximity to Kilmer Intermediate School, Gallows Road and the partially developed commercial area between Gallows Road and Cedar Lane. A site plan showing four office buildings on the bulk of this partially developed commercial area has been submitted to the County. Since the property is virtually surrounded by institutional development, it could easily be developed without impacting any nearby stable residential neighborhoods.

RECOMMENDATION

There is a functioning YWCA proposed for expansion on the portion of the property shown on the Plan map for institutional use. Because the Plan map designation for the YWCA facility is accurate, it should continue to be shown for institutional use. However, the large size of the remainder of the property together with its unique locational characteristics would make appropriate a density range that would permit either: a) small-lot detached single-family development, or b) low-density townhouse development. The 4-5 du/ac density range would permit consideration of both these options and is recommended.

The subject property is within a large area covered by a Plan recommendation, which is not relevant to the property. The amendment proposed below, therefore, excludes the property from this recommendation.

PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN

MODIFY: The Area II Comprehensive Plan map to show residential use at 4-5 du/ac on all the subject property (Map 39-4((1))1), except the portion needed for the YWCA facility, which is to remain planned for institutional use.

MODIFY: Page 185, Vienna Planning District, Recommendations, Sector V3, paragraph C., to read:

C. Land between Cedar Lane, Woodford Road, Wolftrap Road and Electric Avenue, except for the YWCA property is planned for single-family detached residential use at 2-3 dwelling units per acre. However, single-family detached residential uses at 3-4 units per acre could be considered for this area in the event of substantial land consolidation incorporating an improved internal circulation system. The YWCA property, because of its large size and unique locational characteristics could permit either small lot single family detached development or ~~low density townhouse development at a range of 4-5~~

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Page Three

dwelling units per acre on that portion of the property not needed for the YWCA facility. Achievement of the high end of the density range will require substantial conformance with the applicable County development criteria.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Richard D. Faubion, Director
Zoning Evaluation Division, OCP

FROM: Richard G. Little, Director
Planning Division, OCP

FILE NO: 195 (zoning)

SUBJECT: Planning Division Assessment: RZ 85-P-111
Tax Map: 39-4((1))1 Plan Area: II
Planning District: Vienna Sub-District: V-3

COMPREHENSIVE PLAN ANALYSIS: Conformance with the goals, objectives, recommendations, and/or development criteria of the Comprehensive Plan for the following subject areas.

Land Use:

As a result of Board of Supervisors action on out-of-turn Plan amendment S86-II-V1 on June 2, 1986, the Plan text covering the subject property has been changed on page 185, under Recommendations, Paragraph C., to read:

"C. Land between Cedar Lane, Woodford Road, Wolftrap Road and Electric Avenue, except for the YWCA property is planned for single-family detached residential use at 2-3 dwelling units per acre. However, single-family detached residential uses at 3-4 units per acre could be considered for this area in the event of substantial land consolidation incorporating an improved internal circulation system. The YWCA property, because of its large size and unique locational characteristics could permit either small lot single-family detached development or low density townhouse development at a range of 2-3 dwelling units per acre to be developed preferably in a PDH mode. Achievement of the high end of the density range will require substantial conformance with the applicable County development criteria."

To: Richard D. Faubion, Director
Subject: RZ 85-P-111
Page Two

As a result of the Board of Supervisors action, the Area II Plan map now indicates that the entire YWCA site (Map 39-4((1))1) is planned for residential use at 2-3 dwelling units per acre.

In the opinion of staff the proposed density of 3.7 dwelling units (37 units on a total site size of 9.9 acres) plus an existing YWCA facility on land for which density credit is being taken is excessive and incompatible with a density range of only 2-3 dwelling units per acre.

Of the 13 development criteria identified in the Plan, 6 would apply to this request (#1, 3, 4, 5, 6, 7). It is staff's opinion that this application has satisfied 3 of these items - proffer of a development plan (#1), accessibility of existing public facilities (#3), and preservation of environmental features (#7). The applicant is proposing development at the high end of the range, but has only met fifty percent of the applicable Plan development criteria; and the Plan states that "as a general guide, at least two-thirds of applicable criteria should be satisfied for approval of density at the high end of a one-unit density range."

Environment:

Most of this site is wooded with the quality vegetation located primarily in the southern and western half of the site. The development as proposed will clear most of the vegetation except for the drainage swale and three small areas in the center of the site. Soils on this site are generally wet because of underlying hardpan. Engineered drainage will be required.

Design:

The site design for this tract is open and spacious with ample open space. On-site recreational uses are not provided but are available at Kilmer Intermediate School. Transitional landscape treatment should augment the existing vegetation along the southern border of the site adjacent to the church. The applicant has not addressed the requirement for recreation to serve the residents and even though available as noted at Kilmer, the applicant must provide recreation space or payment in lieu thereof. The applicant must adhere to the limits of clearing and grading as illustrated on the final development plan.

FAIRFAX COUNTY, VIRGINIA
MEMORANDUM

APPENDIX 8

TO: Richard D. Faubion, Director
Zoning Evaluation Division, OCP

DATE: June 9, 1986

FROM: John C. Herrington, Chief
Site Analysis Branch, OT *JCH*

FILE: 3-4

SUBJ: Transportation Impact

REF: RZ 85-P-111, YWCA-National Capital Area, Inc.
Traffic Zone 1078
Land Identification Map 39-4((1))1

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans/proffers made available to this Office dated April 15, 1986.

This report consists of two section(s). Section I presents basic information regarding the transportation system which may be affected by development of the subject site, and the potential traffic generation of the site under various development options. This material is presented for information purposes only. Section II presents the analysis of the Office of Transportation of the impact of this application on the nearby street network, and the recommendations of this Office for addressing this impact.

The results of this Section II analysis are summarized below. This Office recommends that this application be approved only if the issues in each area have been satisfactorily addressed.

	<u>Satisfactory</u>	<u>Unsatisfactory</u>
IIa Traffic Generation		X
IIb Provision for Future Road Improvements		X
IIc Improvements Required to Adequately Relieve Major Congestion Resulting from Approval of Application	Not Applicable	
IIId Site Access		X
IIe Internal Circulation	X	

Section II of this report addresses only those issues which have been identified as unsatisfactory. Those areas which are omitted from Section II are satisfactory as shown on plans/proffers available to date.

SUMMARY OF ISSUES

The following transportation issues should be resolved prior to approval of this application:

- o Wolftrap Road, which provides the sole access for this site, is not in the VDH&T secondary highway system, and there is no clear responsibility for its maintenance. For this site to be considered suitable for subdivision or development, the applicant should commit to improve Wolftrap Road to State standards (52 ft., curb-and-gutter section on 70 ft. right-of-way), from Gallows Road to the western boundary of the site, and initiate procedures for acceptance of the road by VDH&T.
- o The entrance to the townhouse parking area should align with the school entrance, or be offset by at least 125 feet.

Ia. Existing Roadway System - Description

The roads most likely to be affected by traffic from the proposed site, their functional classification, and their traffic count, are shown below:

<u>Street</u>	<u>Route</u>	<u>Funct. Class¹</u>	<u>From</u>	<u>To</u>	<u>24-Hour Volume (Year)</u>
Wolftrap Rd.	N/A ²	L	Gallows Rd.	Briarcliff Ct.	N/A ²
Gallows Rd.	650	MA	Oak St.	Madron La.	18,801 vpd (1983)

¹Functional Classification

- PA Principal Arterial. Primary purpose to accommodate travel. Access to adjacent property undesirable
- MA Minor Arterial. Serves both through and local trips. Access to adjacent property undesirable.
- C Collector. Links local streets and properties with arterial network.
- L Local. Provides access to adjacent properties.

²Wolftrap Road across the frontage of this site is not in the VDH&T secondary system and no traffic count is available.

Ib. Existing Roadway System — Operation

The operation of the street system in the nearby area and/or likely to be affected by traffic from the proposed site is shown below. The operation of the street system may be measured by the level of service of nearby signalized intersections and/or by an examination of the geometric conditions of the roadway segment(s).

<u>Street</u>	<u>Route</u>	<u>From</u>	<u>To</u>	<u>LOS¹</u> <u>Int.</u>	<u>Geo.²</u> <u>Ade.</u>
Wolftrap Rd.	N/A	Gallows Rd.	Briarcliff Ct.		U(1,7)
Gallows Rd.	650	Oak St.	Madron La.		S

¹Level of Service of Nearby Signalized Intersection

- A Free flow. No loaded cycles
- B Stable operation. Occasional loaded cycles
- C Stable operation. More frequent cycles, but acceptable delays
- D Approaching instability. Occasional delays of substantial duration
- E Capacity. Long queues and many delays
- F Jammed conditions
- N/A Current data is not available for this intersection

²Geometric Adequacy of Street Segment

- S Satisfactory street geometry (width, alignment)
- U Unsatisfactory segment due to:
 - 1 narrow width
 - 2 inadequate shoulders
 - 3 poor horizontal alignment
 - 4 poor vertical alignment
 - 5 all of the above
 - 6 existing traffic volumes exceed design capacity
 - 7 other: Wolftrap Road is not in the VDH&T secondary highway system.

June 9, 1986

Ic. Traffic Generation

The table below shows a comparison of the traffic generation of the site if developed in accordance with:

	<u>Trips Per¹</u> <u>(Day/Peak Hour)</u>
Existing Zoning: R-1 9 single family detached dwelling units ¹	90 vpd
Existing Use: YWCA YWCA Activities ² Day Care ³ Total	300 vpd <u>225 vpd</u> 525 vpd
Comprehensive Plan: 2-3 du/ac 19-29 single-family detached dwelling units ¹	190-290 vpd
Application: PDH-3 37 single-family attached dwelling units ⁴ Existing YWCA ^{2,3} Total	320 vpd <u>525 vpd</u> 845 vpd

¹Trip generation estimates for single-family detached dwellings are based on the rate for single-family housing in Trip Generation, Institute of Transportation Engineers, 1983.

²Trip generation estimates for YWCA activities are based on information supplied by the applicant concerning YWCA activities and number of participants

³Trip generation estimates for the YWCA day care center are based on the rate for day-care centers from Trip Generation at Special Sites, Virginia Highway and Transportation Research Council, 1984.

⁴Trip generation estimates for single family attached units are based on the rate for townhouses from Trip Generation at Special Sites, Virginia Highway and Transportation Research Council, 1984.

Id Traffic Impact

The impact of the traffic to be generated by the subject application is anticipated to be:

insignificant due to

low volume of traffic generation

location of site

within shopping center

on collector or local street

other (see below)

other (see below)

significant due to

traffic generation of the application exceeds the traffic generation from development in accordance with:

the high end of the Plan range (Section IIa)

the low end of the Plan range, and sufficient mitigating measures have not been provided (Section IIa)

other uses of the property which are allowed by the existing zoning, and sufficient mitigating measures have not been provided (Section IIa)

potential interference/inconsistency with needed future road improvement(s) (Section IIb)

need for roadway improvements to accommodate site-generated traffic (Section IIc)

poor site access design which will adversely affect traffic flow and/or create potential safety hazards (Section IIId)

poor internal circulation which may result in adverse off-site traffic impacts (Section IIe)

other

significant, but adequately addressed in plans, proffers submitted to date

IIa Traffic Generation

The estimated traffic generation resulting from the approval of the application is shown in Section Ic. Also shown in Section Ic is a comparison of this traffic generation with the traffic generation of other potential uses of this site.

The traffic generation of the application is unsatisfactory due to:

_____ the magnitude of traffic generation exceeds that which was anticipated in conjunction with the preparation of the adopted Plan. The approval of more intense uses than those allowed in the Plan could set a precedent for other applications and contribute to the premature obsolescence of the Plan.

X the magnitude of traffic generation exceeds that which could occur as a result of other allowable uses of the site, and sufficient measures to mitigate the impact of this greater traffic have not been provided with this application.

_____ the Zoning Ordinance requires that uses regulated under Special Exception/Permit be allowed only if their traffic impacts will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. Because of the failure to mitigate these traffic impacts this application does not meet this standard. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

_____ this use is regulated in the Highway Corridor District and must meet the access requirements of that District (see Section IIId).

X the application requests rezoning approval to an intensity which is above the low end of the range prescribed in the Plan. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

IIb Provision for Future Transportation Improvements

Development of the site will be affected by the need to provide for future transportation improvements. Table II-1 presents a listing of those future road improvements which affect the site. The provisions which this application has made for future roadway improvements are unsatisfactory due to:

- _____ failure to dedicate sufficient right-of-way
- X failure to provide sufficient construction
- _____ other (see below)

TABLE II-1

Future Road Improvements Affecting Development
of the Site
(see key on next page)

<u>Street</u>	<u>Improvement Code</u>	<u>Min. R-O-W</u>	<u>Plan Status</u>	<u>Implementation Status</u>	<u>Agency</u>
Wolftrap Rd.	NL(2)	70	A	F	O ¹

¹Wolftrap Road is to be constructed by developers as developers occurs. The applicant should improve Wolftrap Road to provide a 52-foot wide curb-and-gutter section on a 70 foot right-of-way, subject to VDH&T approval. The applicant should initiate appropriate action to have this road accepted into the VDH&T secondary highway system from Gallows Road to the western boundary of the applicant's property. Although the Comprehensive Plan calls for Wolftrap Road to be a two-lane collector, it is expected to carry enough traffic that a four-lane, undivided section is recommended, consistent with other recent improvements of this road. Note that if the existing northern curb line is retained and the centerline is shifted south, adjustment to the centerline may be needed at the western portion of the new construction. If Wolftrap Road is not taken into the VDH&T system, at least a portion of the maintenance burden for this road would rest with the future residents of this proposed development. It is recommended that such maintenance burdens not be imposed on individual residents, particularly in developments as small as this one.

KEY TO TABLE II-1

Improvement Codes

I () Improve () lane
 W () Widen to () lanes
 NL New Location () lanes
 DEM Match similar improvements on nearby parcels as determined
 by DEM at time of subsequent plan review
 F Preserve right-of-way for future need
 SD Service Drive
 O Other (see below)

Minimum Right-of-way

90 Minimum right-of-way to accommodate needed improvement
 45 (CL) Minimum right-of-way, measured from centerline of adjacent
 road, necessary to accommodate needed improvement
 DEM Final right-of-way determination to be made by DEM at time
 of subsequent plan review

Plan Status

A Element of adopted Countywide Plan
 F Not included in adopted Countywide Plan but likely future
 need
 O Other (see below)

Implementation Status

CI Construction initiated or imminent
 ROW Final design completed; right-of-way acquisition imminent
 or underway
 D Final design underway
 PE Preliminary engineering underway
 F Project planning not yet initiated

Implementation Agency

V Project included in current VDH&T Six-Year Program
 F-1 Project included in County Bond Program for construction
 F-2 Project included in County Bond Program for design
 N/A project not included in any current program
 O Other (see below)

June 9, 1986

IIId Site Access

The direct site access proposed for the subject application is unsatisfactory for the following reasons:

- entrance(s) would interfere with smooth traffic flow on an arterial road and create potential safety hazards due to:
 - speed changes and conflicting travel paths resulting from vehicular turning movements directly to and from the arterial
 - U-turns and weaving maneuvers resulting from absence of direct left turn access at a median break
- entrance(s) too close to another driveway or street and would result in vehicular turning movement conflicts
- ¹ entrance(s) improperly located with respect to opposite streets/entrances and either existing or future median breaks
- entrance(s) violate principles of functional classification
- improvements needed on adjacent street to minimize impact of development
 - right-turn/deceleration lane
 - left-turn/deceleration lane
 - ² other off-site improvements (see below)
- potential sight distance problems
- access is not provided as prescribed by the Highway Corridor District; i.e. via a functional service drive, a street not intended to carry through traffic, or internally within a shopping center
- absence of public streets, travel lanes, or service drive connections to adjacent properties would add unnecessary traffic and turning movements to the arterial street network
- other (see below)

¹The entrance to the townhouse parking area should be directly opposite one of the entrances to the Joyce Kilimer Intermediate School, or should be offset by at least 125 feet.

²The only means of access to this site is via Wolftrap Road, which is not in the VDH&T secondary highway system in the area west of Gallows Road, including the portion across the frontage of this site. There appears to be no clear responsibility for maintenance of this road at present. Such access is inappropriate for residential development; this site cannot be considered to have adequate access until this portion of Wolftrap Road is improved and incorporated into the VDH&T secondary highway system. From Gallows Road to the western boundary of this site, the applicant should dedicate right-of-way to 35 feet from centerline if necessary; construct Wolftrap Road to VDH&T standards, and initiate action to incorporate the road into the VDH&T secondary highway system. Construction would include curb, gutter, and pavement widening across the site frontage, with face of curb set 26 feet from centerline, subject to VDH&T approval, a temporary cul-de-sac at the western end, and any repairs required by VDH&T to the existing pavement and improvements along the frontage of the Dunn Loring Volunteer Fire Department and Joyce Kilimer Intermediate School. It is important to note that the entire section to be considered for acceptance by VDH&T must meet state standards and be free of defects.

JCH/CP/vna

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator (Tel: 691-3387)
Zoning Evaluation Division
3rd Floor, City Square

DATE: 5/9/86

FROM: Jerry D. Jackson (Tel: 691-2191)
System Analysis Section, Office of Waste Management
Department of Public Works

SUBJECT: Sanitary Sewer Analysis, Rezoning Application 85-P-111

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

1. The application property is located in the Difficult Run (D-3) Watershed. It would be sewerred into the Blue Plains * Treatment Plant. * A portion of flow pumped to Lower Potomac

2. Based upon current flow and committed flow, there is excess capacity in the Blue Plains Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for the development of this site.

3. An 8 inch line located Wolftrap Road and approx. 20 feet from the property ~~is/is not~~ adequate for the proposed use.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezoning		Existing Use + Application + Comp. Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information or comments: _____

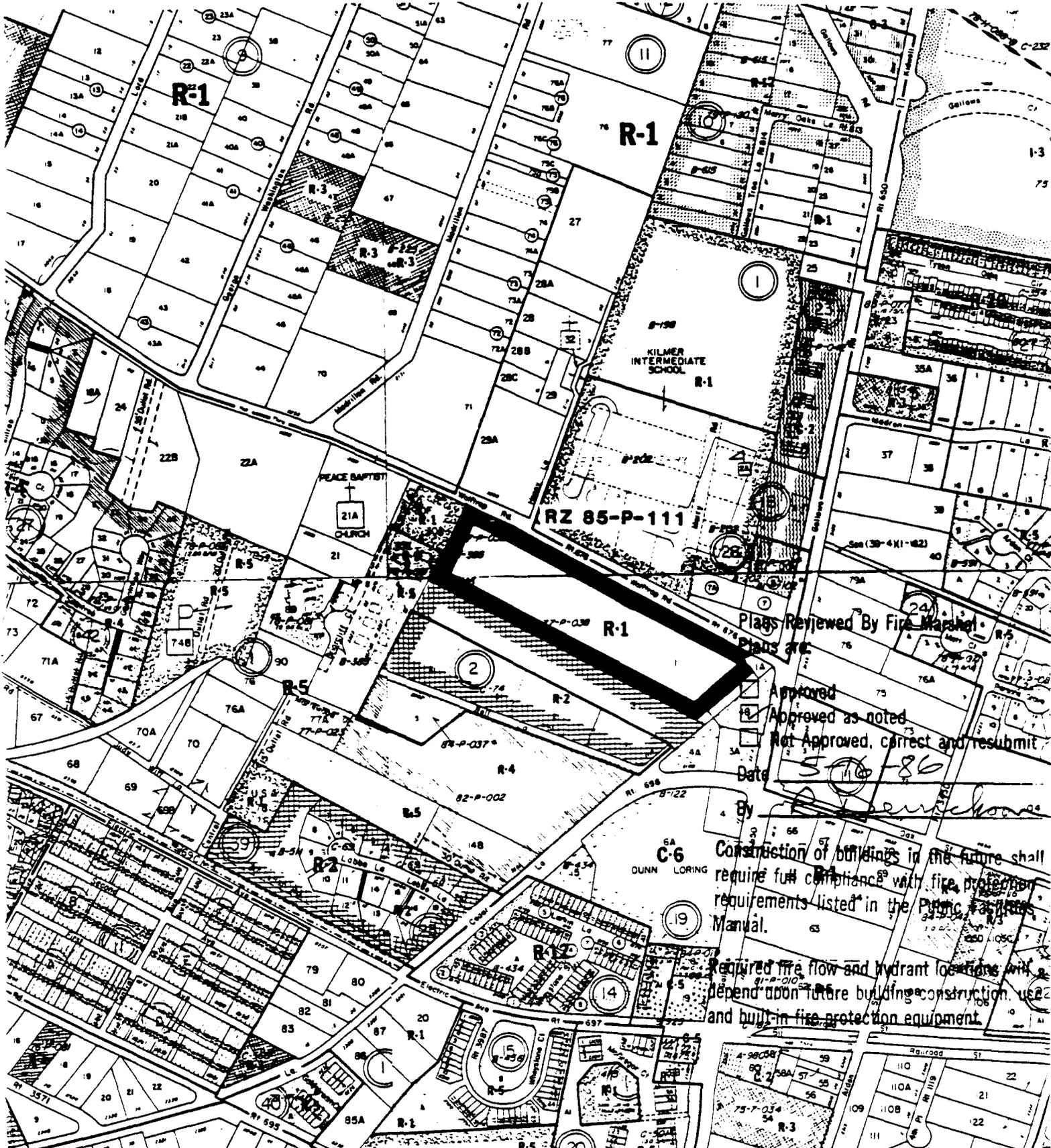
REZONING APPLICATION

APPENDIX 11

PZ 85-P-111
FILED 10/02/85

YWCA - NATIONAL CAPITAL AREA, INC.
TO REZONE: 9.89 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: RESIDENTIAL
LOCATED: S.W. SIDE WOLFTRAP ROAD
N.W. OF ITS JUNCTION WITH GALLOWS ROAD
ZONING: R-1
TO: PDH-3

MAP REF 039-4- /01/ /0001-



Plans Reviewed By Fire Marshal
Plans are:
 Approved
 Approved as noted
 Not Approved, correct and resubmit
Date: 5/16/86
By: [Signature]

Construction of buildings in the future shall require full compliance with fire protection requirements listed in the Providence Fire Department Manual.
Required fire flow and hydrant locations will depend upon future building construction, use and built-in fire protection equipment.

OFFICE OF COMPREHENSIVE PLANNING
ZONING EVALUATION DIVISION

REZONING APPLICATIONS FILED
AS OF 06 OCTOBER 1985

APPLICATION NO	DESCRIPTION
PZ 85-P-110 FILED 10/01/85	PROPERTY CO. OF AMERICA, INC. TO REZONE: 4.24 ACRES OF LAND; DISTRICT - PROVIDENCE PROPOSED: OFFICE LOCATED: W. SIDE GALLOWS ROAD APPROX. 100 FT. S. OF ITS JUNCTION WITH MERRY OAKS LANE ZONING: R-1 TO: C-2
MAP REF	039-2- /01/ /0025- 039-2- /10/ /0019- .0020- .0021- .0022- .0023 039-2- /10/ /0024- .0025- .0026-
PZ 85-P-111 FILED 10/02/85	YWCA - NATIONAL CAPITAL AREA, INC. TO REZONE: 6.32 ACRES OF LAND; DISTRICT - PROVIDENCE PROPOSED: RESIDENTIAL LOCATED: S.W. SIDE WOLFTRAP ROAD APPROX. 600 N.W. OF ITS JUNCTION WITH GALLOWS ROAD ZONING: R-1 TO: R-8
MAP REF	039-4- /01/ /0001- P
PZ 85-M-112 FILED 10/02/85	PETERSON, BARRIE M., TRUSTEE TO REZONE: 5.78 ACRES OF LAND; DISTRICT - MASON PROPOSED: RESIDENTIAL LOCATED: S. SIDE 3TH STREET APPROX. 400 FT. E. OF ITS JUNCTION WITH LINCOLN AVENUE ZONING: R-2 TO: PDH-12
MAP REF	072-3- /01/ /0032- .0033- .0034- .0035- .0036 072-4- /01/ /0022-
PZ 85-P-113 FILED 10/02/85	AN PING CORPORATION TO REZONE: 1.39 ACRES OF LAND; DISTRICT - PROVIDENCE PROPOSED: COMMERCIAL RETAIL LOCATED: N. SIDE LEE HIGHWAY APPROX. 200 FT. W. OF ITS JUNCTION WITH HARTLAND ROAD ZONING: I-5 TO: C-3
MAP REF	049-2- /01/ /0031-
PZ 85-L-114 FILED 10/02/85	TRAVERS, ROBERT L. TO REZONE: 13.45 ACRES OF LAND; DISTRICT - LEE PROPOSED: CLUSTER SFD SUBDIVISION LOCATED: S. SIDE FRANCONIA ROAD APPROX. 200 FT. E. OF ITS JUNCTION WITH ELDER AVE. ZONING: R-1 R-2 TO: R-4
MAP REF	090-2- /01/ /0092- .0093-

*1 K. Linn
1/1/86*

*No Comment
2/20/86*

*No Comment
2/20/86*

*No Comment
2/20/86*

*No Comment
2/20/86*



TO: Michelle M. Drew
Staff Coordinator (Tel: 691-3387)
Zoning Evaluation Branch (OCP)
3rd floor, City Square Building

FROM: Liz Gardner (691-2293)
Facilities Services Dept., FCPS

SUBJECT: Schools Analysis, Rezoning Application RZ 85-P-111

Date May 14, 1986

Map: 39-4 ((1))-1

Acreeage: 9.89

From: R 1 To: PDH-3

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

- Using the 1985 School Administrative Area III student ratios, a comparison of estimated student generation between the proposed development plan and that possible under existing zoning are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Increase Decrease
		Units	Ratio	Students		Units	Ratio	Students	
Elem. (K-6)	SF	37	x .271	10	SF	10	x .271	3	+7
			x				x		
Inter. (7-8)	SF	37	x .087	3	SF	10	x .087	1	+2
			x				x		
High (9-12)	SF	37	x .226	8	SF	10	x .226	2	+6
			x				x		

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

School Name & Number	Grade Level	1985-86 Capacity	9/30/85 Membership	Projected Membership				
				86-87	87-88	88-89	89-90	90-91
Stenwood 3065	K-6	390	343	384	408	445	477	496
Kilmer 3071	7-8	1200	973	933	931	911	908	931
Marshall 3070	9-12	1800	1417	1407	1399	1370	1319	1266

Source: School Membership and Net Capacity, Capital Improvement Program, FY 1986-1990 Facilities Planning Services Office.

3. Comments:

- Five year projections are those currently available and are subject to periodic review. School attendance areas are subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.
- Other None

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Michelle M. Drew
Zoning Evaluation Division
Office of Comprehensive Planning

DATE: June 3, 1986

FROM: L. A. Brown, Assistant Chief
Site Review Branch
Department of Environmental Management 

SUBJECT: Rezoning Application RZ-85-P-111; Tax Map: 39-4-001-1

The subject application has been reviewed and the following comments are submitted for your consideration.

1. The site should be divided into two segments such that the proposed development and associated CDP/FDP plans are considered separately; the rationale being that the development of the YWCA has not been addressed adequately and the prescript used to determine "Bonus Units" appears somewhat devious.
2. Pro-rata share assessment is required of this site in lieu of on-site storm water detention, therefore, the pond shown may be deleted.
3. Provide recreational facilities as per Article 6-110-2 of Zoning Ordinance.
4. Dedicate frontage along Wolftrap Road (45 feet from centerline) and construct curb, gutter, sidewalk, and road improvement in accordance with VDH&T Standards.
5. Any use of development of this land is subject to the approval of a site plan prepared in accordance with the provisions of Article 17 of the Zoning Ordinance.

DP/gk
3668/876

cc: Office of Transportation
Dale Pope, Site Review Branch, DEM
Plan Control Section, DEM
Central Files

Development Criteria for Residential Density Ranges

Residential density ranges recommended in the plan and shown on the planning area maps are defined in terms of units per acre. Where the plan map and text differ, the text governs.

Only the lower end of the density range is planned as a presumptive appropriate density contingent upon satisfactory conformance with applicable ordinances, policies, regulations and standards and assurance of the protection of the health, safety, and general welfare of the public.

Except where review of the development proposal and the comprehensive plan with regard to the preceding land use determinants clearly justifies approval above the low end of the planned density range, approval of such densities shall be based on the satisfactory resolution of development issues identified through analysis of the development proposal.

The responsibility for demonstrating that a proposed development merits approval at a density above the low end of the comprehensive plan density range rests with the applicant. Justification can be demonstrated by proffer of: (1) a development plan which graphically portrays in sufficient detail a quality of development which exceeds minimum development standards through fulfillment of the development criteria below, or (2) finite development conditions which fulfill those criteria, or (3) a combination of (1) and (2).

In all cases, evaluation of the fulfillment of development criteria will weigh the number of criteria credited through proffered conditions against the number of criteria which are feasible for the specific rezoning application being considered. As a general guide, at least two-thirds of applicable criteria should be satisfied for approval of density at the high end of a one-unit density range. As a general guide for multi-unit density ranges, approximately one-half of the criteria should be satisfied for approval of mid-range densities and three-fourths satisfied for approval of high end of the density range.

Criteria need not be equally weighted. In exceptional instances, a single criterion may be overriding in evaluating the merits of a development proposal.

For a more detailed discussion, see the Comprehensive Plan text, page 448.

Development criteria include, but need not be limited to, the following:

1. Proffer of a development plan incorporating design layout and features determined through staff analysis to merit recognition for good design and amenities for the property in the application.
2. Provision of supporting public facilities beyond minimal ordinance, regulations and standards to alleviate the impact of the proposed development on the community.
3. Accessibility to existing public facilities, and/or phasing of development completion to coincide with the programmed provision of public facilities shown in the current Capital Improvement Program (CIP) to reduce interim adverse impacts of the proposed development on the community.
4. Provision of public road improvements and/or commitment to a reduction in traffic volume in order to reduce development traffic impact.
5. Provision of developed recreational areas which meet adopted standards, other amenities, or common or publicly owned open space for passive recreation to create a more attractive environment within the new residential area. At least ten percent of such recreation and/or open space area should be provided outside of any floodplain area as defined in the Zoning Ordinance.
6. Compatibility in architecture and site design with existing and other planned development within the community to reduce the impact of new development.
7. Design sensitivity and exceptional conservation measures to preserve and/or protect environmental resources associated with the application site.

8. Innovative design to incorporate energy-conserving features or design features of particular value to future residents of the development.
9. Incorporation of noise attention measures which will significantly reduce aircraft, railroad, or highway noise impact that otherwise would be determined an obtrusive nuisance to persons living or working on the application property.
10. Provision of moderately-priced housing to make housing available over a broad cost range in order to serve better the needs of the entire population. Guideline: all housing developments except single-family detached in excess of 150 units should be approved for the upper end of the density range only if a proportion of the units, usually 15 percent, is provided for low and moderate-income families or the applicant proves to the satisfaction of the Board that provision of low and moderate-income housing is technically or economically infeasible.
11. On tracts containing soils locally described as marine clay, approval above the low end of the density range should be considered only when: (1) proposed construction avoids the marine clay; (2) the development proposal requests apartment development on the marine clay and the Comprehensive Plan permits such development either explicitly or by recommending a density of at least 8-12 dwelling units per acre; or (3) a planned development district application, which is compatible with the comprehensive plan, proposes apartment development on marine clay portions of the site.
12. Where appropriate, land assembly and/or development plan integration which facilitate achievement of plan objectives.
13. Where appropriate, preservation and/or restoration of buildings, structures or other features of architectural, historic or environmental significance to preserve our heritage.

ZONING DISTRICTS GENERALLY ASSOCIATED WITH COMPREHENSIVE PLAN RESIDENTIAL DENSITIES

Plan Density	Base Density	Possible with Meeting of Development Criteria
.1-2	R-P	R-A or R-C
2-5	R-A or R-C	R-E
5-1	R-E	R-1
1-2	R-1	R-2
2-3	R-2	R-3
3-4	R-3	R-4
4-5	R-4	R-5
5-8	R-5	R-8
8-12	R-8	R-12
12-16	R-12	R-16
16-20	R-16	R-20

Development Criteria for Commercial and Industrial Evaluations

While the comprehensive plan has no equivalent to the residential density range in areas planned for commercial or industrial uses, each such rezoning application will be evaluated using pertinent development criteria as a basis for such evaluation. The pertinent development criteria will be those set forth in the list of residential development criteria numbered as 1, 2, 3, 4, 6, 7, 8, 9, 11, 12 and 13.

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

BUFFER - A strip established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

CLUSTER - The "alternate density" provisions of the Zoning Ordinance, which permit small lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

CONVENANT - A private legal restriction on the use of land, recorded in the land records of the County.

DEVELOPMENT PLAN - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.

DEDICATE - Transfer of property from private to public ownership.

DENSITY - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

DESIGN REVIEW - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

EASEMENT - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property etc.

OPEN SPACE - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

COMMON - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

DEDICATED - Open space which is conveyed to a public body for public use.

DEVELOPED RECREATION - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

PROFFER - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

CHANNEL ENLARGEMENT - A development-related phenomenon whereby the stream bank's full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

COASTAL PLAIN GEOLOGIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

dB(A) - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

DRAINAGE DIVIDE - The highest ground between two different watersheds or subsheds.

ENVIRONMENTAL LAND SUITABILITY - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

ERODIBLE SOILS - Soils susceptible to diminishing by exposure to elements such as wind or water.

FLOODPLAIN - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed wanders.

IMPERVIOUS SURFACE - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

MONTMORILLONITIC CLAY - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

NEF - Noise Exposure Forecast - A noise description for airport noise sources.

PERCENT SLOPE - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H.

PIEDMONT GEOGRAPHIC PROVINCE - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valleys, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

PIES/ENVIRONMENT - Project Impact Evaluation - A systematic comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual projects or area plan proposals.

SHRINK-SWELL RATE - The susceptibility of a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

SOIL BEARING CAPACITY - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in 'A Restudy of the Pohick Watershed' (1963) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts associated with development by the specific design of on-site systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.

TRIASSIC GEOGRAPHIC PROVINCE - The western 1/4 of Fairfax County, characterized by broad expanses of nearly level topography, subtle ridge lines, a shallow depth to sedimentary rocks which are locally intruded by igneous rocks and a tendency towards soils with high shrink-swell properties.

PUBLIC FACILITIES MANUAL - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

SERVICE LEVEL - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

SETBACK, REQUIRED - The distance from a lot line or other reference point, within which no structure may be located.

SITE PLAN - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

SUBDIVISION ORDINANCE - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

SUBDIVISION PLAT - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

USE - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

Permitted - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

Non-Conforming - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulations(s) now governing.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BERM - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

AQUIFER - A permeable underground geologic formation through which groundwater flows.

AQUIFER RECHARGE AREA - A place where surface runoff enters an aquifer.