



FAIRFAX COUNTY

APPLICATION FILED: April 16, 1998
APPLICATION AMENDED: August 24, 1998
APPLICATION AMENDED: April 9, 1999
PLANNING COMMISSION: September 30, 1999
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

SEPTEMBER 15, 1999

STAFF REPORT

APPLICATION RZ/FDP 1998-PR-026

PROVIDENCE DISTRICT

APPLICANT:	Christopher Management
PRESENT ZONING:	R-1
REQUESTED ZONING:	PDH-4
PARCEL:	39-4 ((1)) 123A pt., 154, 155, 156, 157, 158 and a portion of existing Railroad Street right- of-way to be vacated/abandoned
ACREAGE:	12.70 Acres
DENSITY:	2.91 DU/AC
OPEN SPACE:	29.1%
PLAN MAP:	Residential; 3-4 du/ac
PROPOSAL:	To rezone 12.70 acres from the R-1 (Residential; 1 du/ac maximum) Zoning District to the PDH-4 (Planned Development Housing; 4 du/ac maximum) Zoning District for the development of thirty-seven (37) single family homes. The application area includes a portion of the Railroad Street right-of-way to be vacated.
REQUESTED WAIVERS:	◆ Waiver of the 200 foot setback from the right-of-way of an interstate highway (I-495)

- ◆ Waiver of the six-hundred (600) foot maximum length for private streets within a development
- ◆ Waiver of frontage improvements along Morgan Lane
- ◆ Modification of the PFM requirement to permit a sixty foot (60') diameter (thirty foot (30') radius) public road cul-de-sac in lieu of a ninety-foot (90') cul-de-sac.

STAFF RECOMMENDATION:

Staff recommends approval of RZ 1998-PR-026 and the Conceptual Development Plan, subject to the execution of proffers consistent with those set forth in Appendix 1A of the Staff Report.

Staff recommends approval of FDP 1998-PR-026 subject to the development conditions set forth in Appendix 1B of the Staff Report and to the Board's approval of RZ 1998-PR-026 and the Conceptual Development Plan.

Staff recommends approval of the requested waiver of the 200 foot setback from the right-of-way of an interstate highway (I-495).

Staff recommends approval of the requested waiver of the six-hundred foot maximum length for private streets within a development.

Staff recommends approval of the requested waiver of frontage improvements along Morgan Lane.

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

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

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



REZONING APPLICATION / RZ 1998-PR-026

FINAL DEVELOPMENT PLAN FDP 1998-PR-026

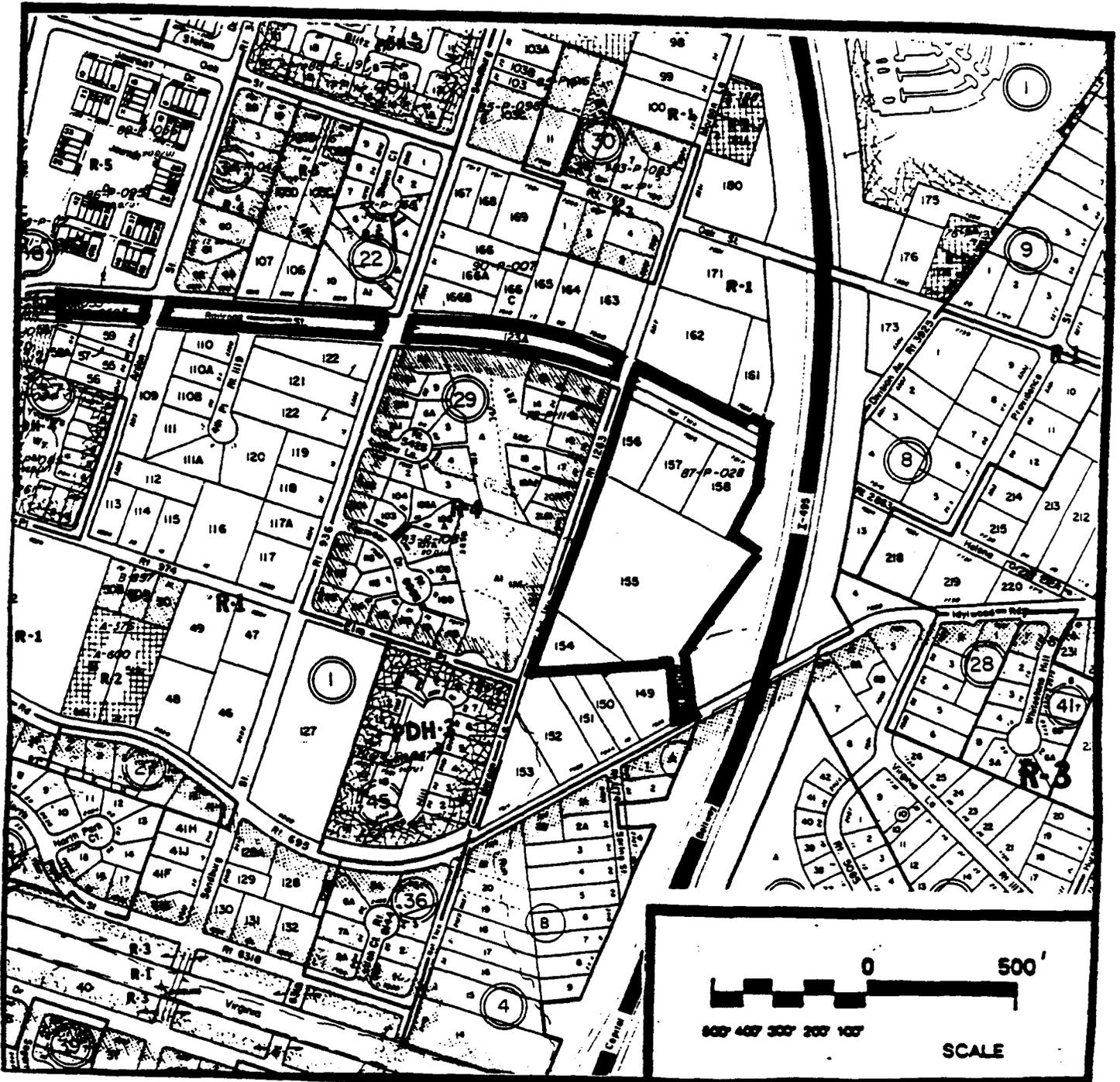
FILED 04/16/98 AMENDED 08/24/98
AMENDED 04/09/99

FILED 04/16/98 AMENDED 08/24/98
AMENDED 04/09/99

CHRISTOPHER MANAGEMENT, INC.
TO REZONE: 12.70 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-4
DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: SOUTH OF EXISTING RAILROAD STREET RIGHT-OF-WAY,
EAST OF MORGAN LANE AND WEST OF I-495
ZONING: R-1
TO: PDH-4
OVERLAY DISTRICT(S):
039-4- /01/ /0123-A P,0154- .0155- .0156- .0157
039-4- /01/ /0150-

CHRISTOPHER MANAGEMENT, INC.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 12.70 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: SOUTH OF EXISTING RAILROAD STREET RIGHT-OF-WAY,
EAST OF MORGAN LANE AND WEST OF I-495
ZONING: PDH-4
OVERLAY DISTRICT(S):
039-4- /01/ /0123-A P,0154- .0155- .0156- .0157
039-4- /01/ /0150-
MAP REF

INCLUSIVE OF A PORTION OF EXISTING RAILROAD STREET RIGHT-OF-WAY TO BE VACATED/ABANDONED



REZONING APPLICATION / RZ 1998-PR-026

FINAL DEVELOPMENT PLAN FDP 1998-PR-026

FILED 04/16/98

AMENDED 08/24/98
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CHRISTOPHER MANAGEMENT, INC.

TO REZONE: 12.70 ACRES OF LAND; DISTRICT - PROVIDENCE
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LOCATED: SOUTH OF EXISTING RAILROAD STREET RIGHT-OF-WAY,
EAST OF MORGAN LANE AND WEST OF I-495

ZONING: R-1

TO: PDH-4

OVERLAY DISTRICT(S):

039-4- /01/ /0123-A P,0154- .0155- .0156- .0157

039-4- /01/ /0158-

MAP REF

CHRISTOPHER MANAGEMENT, INC.

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

APPROX. 12.70 ACRES OF LAND; DISTRICT - PROVIDENCE

LOCATED: SOUTH OF EXISTING RAILROAD STREET RIGHT-OF-WAY,
EAST OF MORGAN LANE AND WEST OF I-495

ZONING: PDH-4

OVERLAY DISTRICT(S):

039-4- /01/ /0123-A P,0154- .0155- .0156- .0157

039-4- /01/ /0158-

MAP REF

INCLUSIVE OF A PORTION OF EXISTING RAILROAD STREET RIGHT-OF-WAY TO BE VACATED/ ABANDONED



CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
(CDP/FDP)

MORGAN CHASE

Providence District
Fairfax County, Virginia

FEBRUARY, 1998

REVISED JULY 29, 1998
REVISED SEPTEMBER 8, 1998
REVISED OCTOBER 8, 1998
REVISED MARCH 12, 1999
REVISED APRIL 2, 1999
REVISED JUNE 16, 1999
REVISED AUGUST 16, 1999

DRAWING LIST

<u>SHEET #</u>	<u>TITLE</u>
1	COVER SHEET
2	NOTES
3-4	CDP/FDP LAYOUT
5-6	REZONING PLAT
7-9	LANDSCAPE PLAN
10	ARCHITECTURAL ELEVATION

CIVIL ENGINEER:

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EA
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7719 LITTLE BEVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 647-9000

PREPARED FOR:

CHRISTOPHER MANAGEMENT, INC.
11100 MAIN STREET, SUITE 400
FAIRFAX, VIRGINIA 22030
(703) 352-5000 FAX (703) 352-0000

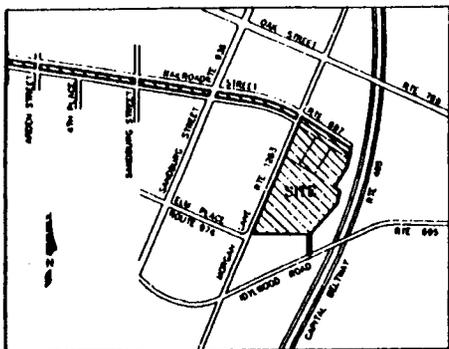
ARCHITECT:

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B
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Associates, inc.
Design Implementation • interior • marketing • land planning
3000 Powder Drive, Suite 100
Fairfax, Virginia 22030
703-318-0001 Fax 703-318-0002

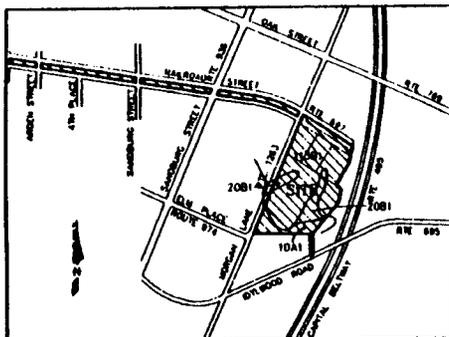
LANDSCAPE ARCHITECT:

STUDIO 39
Landscape Architecture, PC
10000 Old Dominion Road
Suite 200
Fairfax, Virginia 22030
Tel: 703-261-1100 Fax: 703-261-1101





VICINITY MAP
SCALE: 1" = 500'



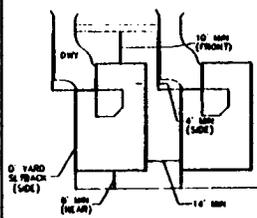
SOIL MAP
SCALE: 1" = 500'

SOIL ID NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SOIL STABILITY	EROSION POTENTIAL	GEOTECHNICAL REPORT REQ'D	PROBLEM SOIL CLASS.
11B1	FARFALL LOAM	GOOD	MARGINAL	GOOD	MODERATE	NO	B
20B1	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	NO	B
10A1	CLAYVILLE	FAIR	MARGINAL	GOOD	MODERATE	NO	B

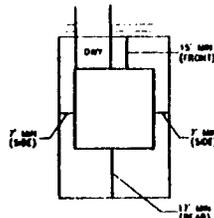
TYPICAL LOT/UNIT DETAIL

NOT TO SCALE

OPTION 1



OPTION 2



NOTES

- THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 30-4 (111) PARCELS 154 150 & 123A AND A PORTION OF THE EXISTING RAILROAD STREET RIGHT OF WAY.
- SEE THE ZONING PLAN INCORPORATED IN THIS SET FOR THE PROPERTY OWNERS BY PARCEL THE CONTRACT OWNER FOR PARCELS 154 150 & 123A OF FAIRFAX COUNTY TAX MAP NUMBER 30-4 (111) IS CHRISTOPHER MANAGEMENT, INC.
- THERE ARE NO FLOOD PLAINS ON THE SUBJECT PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION OR THE UNITED STATES GEOLOGICAL SURVEY. THERE ARE NO RESOURCE PROTECTION AREAS (RPAS) ON THE SUBJECT PROPERTY ACCORDING TO THE FAIRFAX COUNTY BPA MAPS.
- THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
- THE PROPOSED DENSITY IS WITHIN THE RANGE AS RECOMMENDED BY THE FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN (3 TO 4 DWELLING UNITS PER ACRE).
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- ALL EXISTING STRUCTURES LOCATED ON THE PROPOSED SITE WILL BE DEMOLISHED AND THE EXISTING UTILITIES WILL EITHER BE UTILIZED OR RELOCATED AS WILL BE DETERMINED WITH THE FINAL ENGINEERING PLANS.
- THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OR IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE AS SET FORTH IN TITLE 40 CODE OF FEDERAL REGULATIONS PARTS 116.9, 302.6 AND 305. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VS 872-10-11: HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40 CODE OF FEDERAL REGULATIONS PART 280, NO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE AND THE SITE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THIS EXISTING TOPOGRAPHY WAS INTERPOLATED FROM 1"-500' SCALE FAIRFAX COUNTY TOPOGRAPHIC MAPS.
- THIS PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
- THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS MAY BE DECREASED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AS SHOWN ON THIS PLAN ARE NOT DIMINISHED.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. SEE TABULATION ON SHEET 3.
- IN ACCORDANCE WITH PARAGRAPHS 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDE WALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN METHOD, REQUIRING AND AMENDMENT TO THIS CDP/UDP.
- THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.
- SUBJECT TO MARKET CONCERNS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
- THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
- PARCEL B, C & D TO BE CONVEYED TO BOARD OF SUPERVISORS FOR PUBLIC USE AND PRESERVED AS OPEN SPACE TREE SAVANNAH AND PASSIVE RECREATION.

PLAN DATE
02 03 00
07 20 00
10 08 00
02 17 02



URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS



NOTES AND TABULATIONS

MORGAN CHASE
PROVIDENCE DISTRICT

SHEET
2
OF

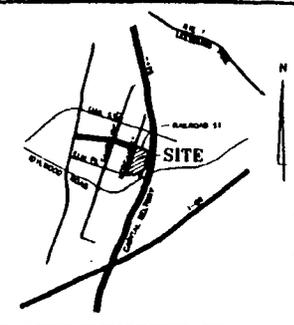
NOTES

1. THE PROPERTIES DESIGNATED HEREON ARE LOCATED ON FAYAS COUNTY TAX MAP NUMBER 30-4-((1))- PARCELS 154, 155, 156, 157, 158, AND 123A, A PORTION OF SOUTH RAILROAD STREET AND A PORTION OF NORTH RAILROAD STREET.
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON AVAILABLE RECORDS AND INFORMATION PROVIDED BY TARGET SURVEYS AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY BY URBAN ENGINEERING AND ASSOCIATES, INC.
3. TOTAL AREA OF REZONING 12.70 ACRES.
4. PROPOSED ZONING PDH-4 PROPOSED USE RESIDENTIAL - SINGLE FAMILY DETACHED.
5. A PRE REPORT HAS NOT BEEN PROVIDED. SUCH REPORT MAY REFLECT RIGHT-OF-WAY, EASEMENTS OR OTHER CIRCUMSTANCES AFFECTING THE PROPERTY SHOWN.

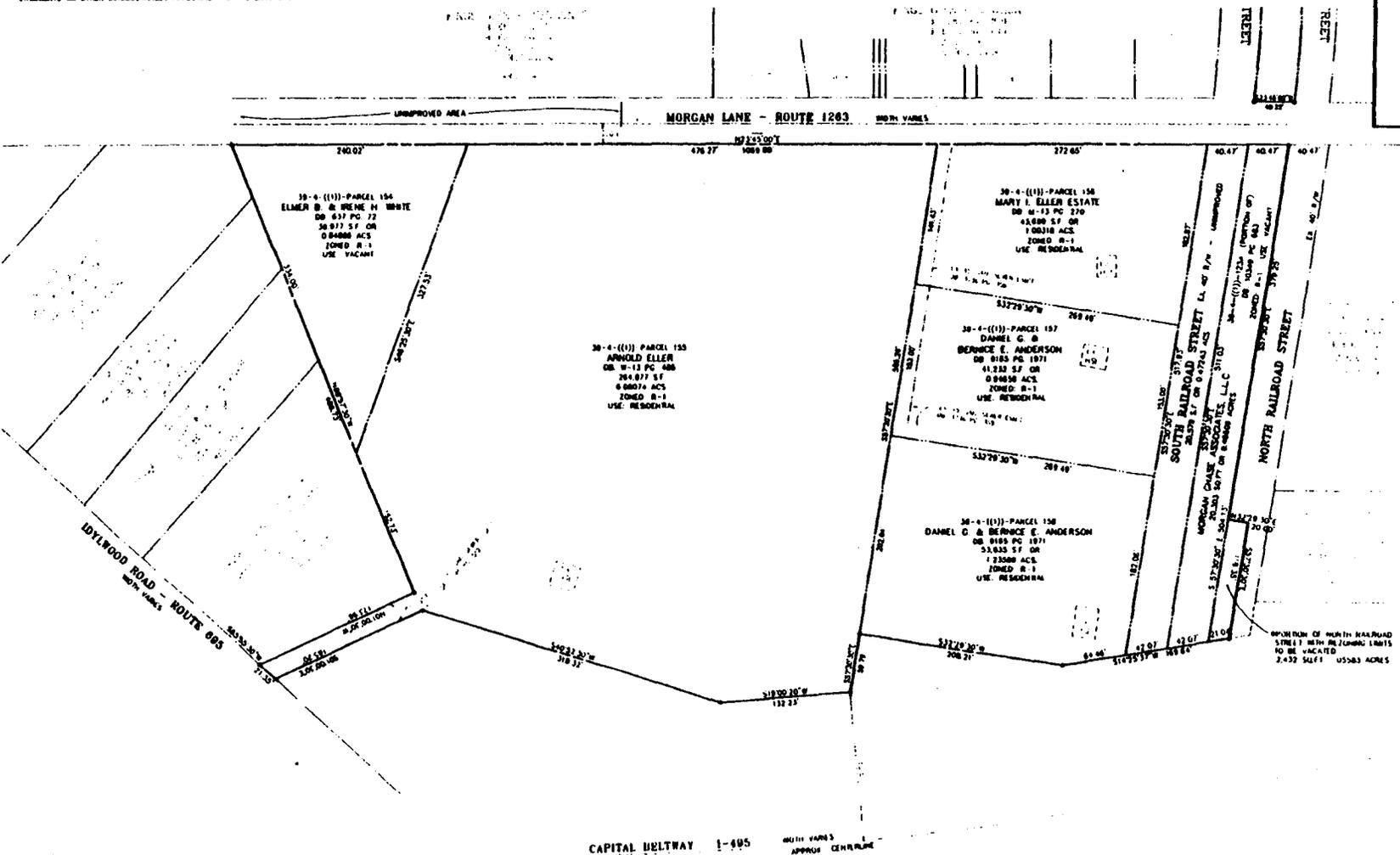
AREA TABULATION

TOTAL AREA PARCEL 'A' = 11.1496 AC. (485,939 sq ft) TAX ID# 30-4-((1))- PARCEL 154-158 SOUTH RAILROAD ST (UNIMPROVED), 30-4-((1))-123A(PORION OF) PORTION OF NORTH RAILROAD ST (TO BE VACATED)
 TOTAL AREA PARCEL 'B' = 0.65218 AC. (28,409 sq ft) TAX ID# 30-4-((1))-123A(PORION OF)
 TOTAL AREA PARCEL 'C' = 0.47297 AC. (20,319 sq ft) TAX ID# 30-4-((1))-123A(PORION OF)
 TOTAL AREA PARCEL 'D' = 0.34042 AC. (14,744 sq ft) TAX ID# 30-4-((1))-123A(PORION OF)
 TOTAL COMBINED AREA = 12.70 AC. (548,001 sq ft)

FOR CONTINUATION SEE SHEET 6



VICINITY MAP
SCALE 1" = 1000'

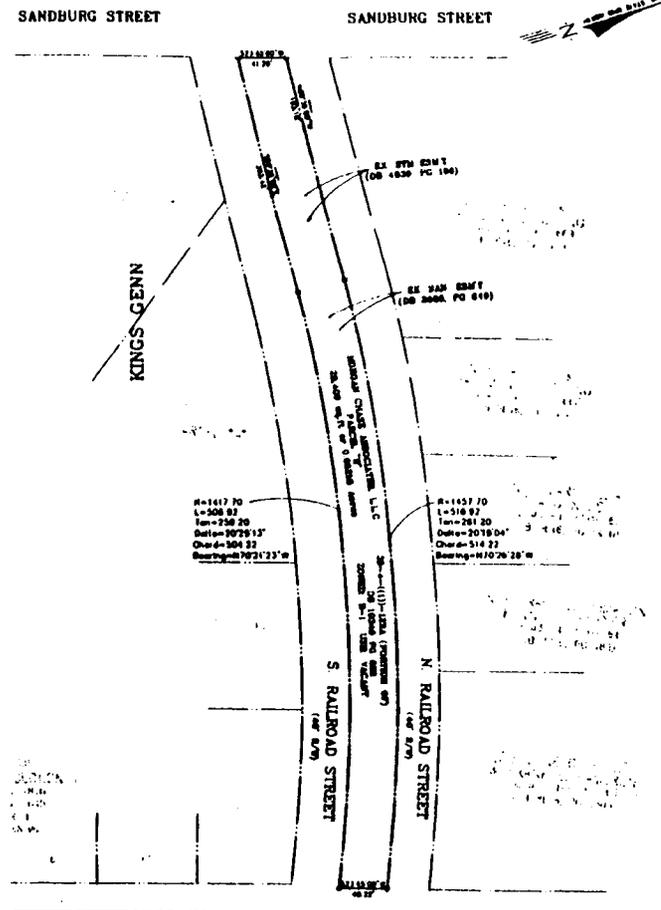
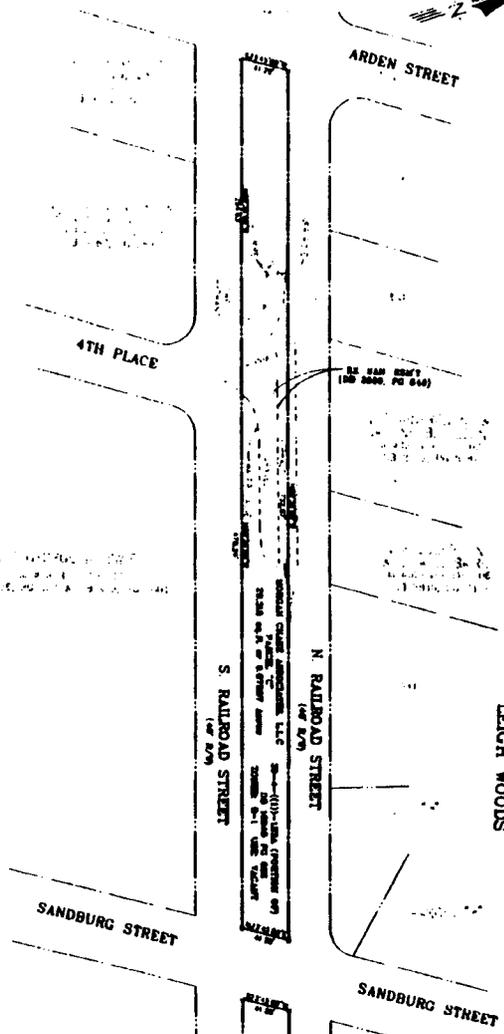
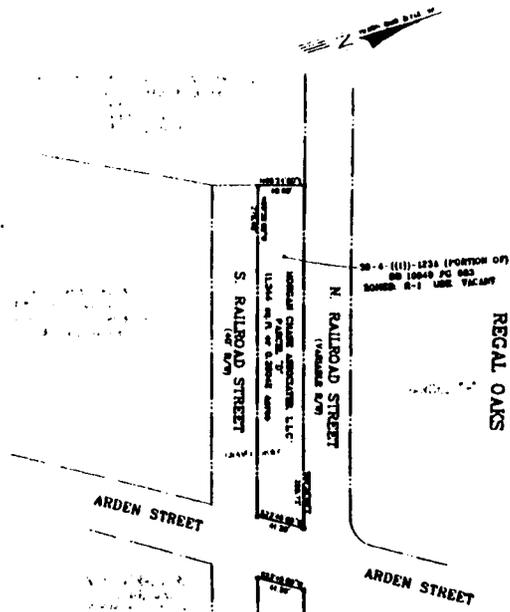


PLAN DATE
1-20-90
2-12-90
7-29-90
9-29-90

REZONING PLAT
 THE PROPERTY OF ELMER B & BEENE H WHITE DB 637 PG 72 ARNOLD ELLER DB W 13 PG 486 MARY I ELLER ESTATE DB W 13 PG 270 DANIEL G & BERNICE E ANDERSON DB 9185 PG 1971, MORGAN CHASE ASSOC LLC DB 10348 PG 447

FOR CONTINUATION SEE THIS SHEET

FOR CONTINUATION SEE THIS SHEET



FOR CONTINUATION SEE THIS SHEET

FOR CONTINUATION SEE THIS SHEET

FOR CONTINUATION SEE SHEET 5



 URBAN ENGINEERING & ASSOCIATES, INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642 8080	PLAN DATE 1-20-00 2-12-00 7-20-00 8-20-00 10-08-00 03-12-00	REZONING PLAT THE PROPERTY OF ELMER B & IRENE H WHITE, DB 637 PG 72, ARNOLD ELLER, DB W-13 PG 485, MARY I ELLER ESTATE, DB M-13 PG 270, DANIEL G A BARNICE E ANDERSON DB 9185 PG 1971, MORGAN CHASE ASSOC. L.L.C DB 10318 PG 843, A PORTION OF SOUTH RAILROAD STREET AND A PORTION OF NORTH RAILROAD STREET PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE 1" = 50' C.I. M/A DATE JAN. 1998	SHEET 6 OF 10 FILE No MSC-1007
	UEA		



Landscape Architecture, P.C.

MORGAN CHASE
Fairfax County, Virginia

MORGAN CHASE

Fairfax County, Virginia

THE CHRISTOPHER COMPANIES

LANDSCAPE PL.

IM 39-4-29
TRUC
THE GINN I
DB 6977
ZONED R-4
USE RESID



SCALE: 1" = 40'-0"

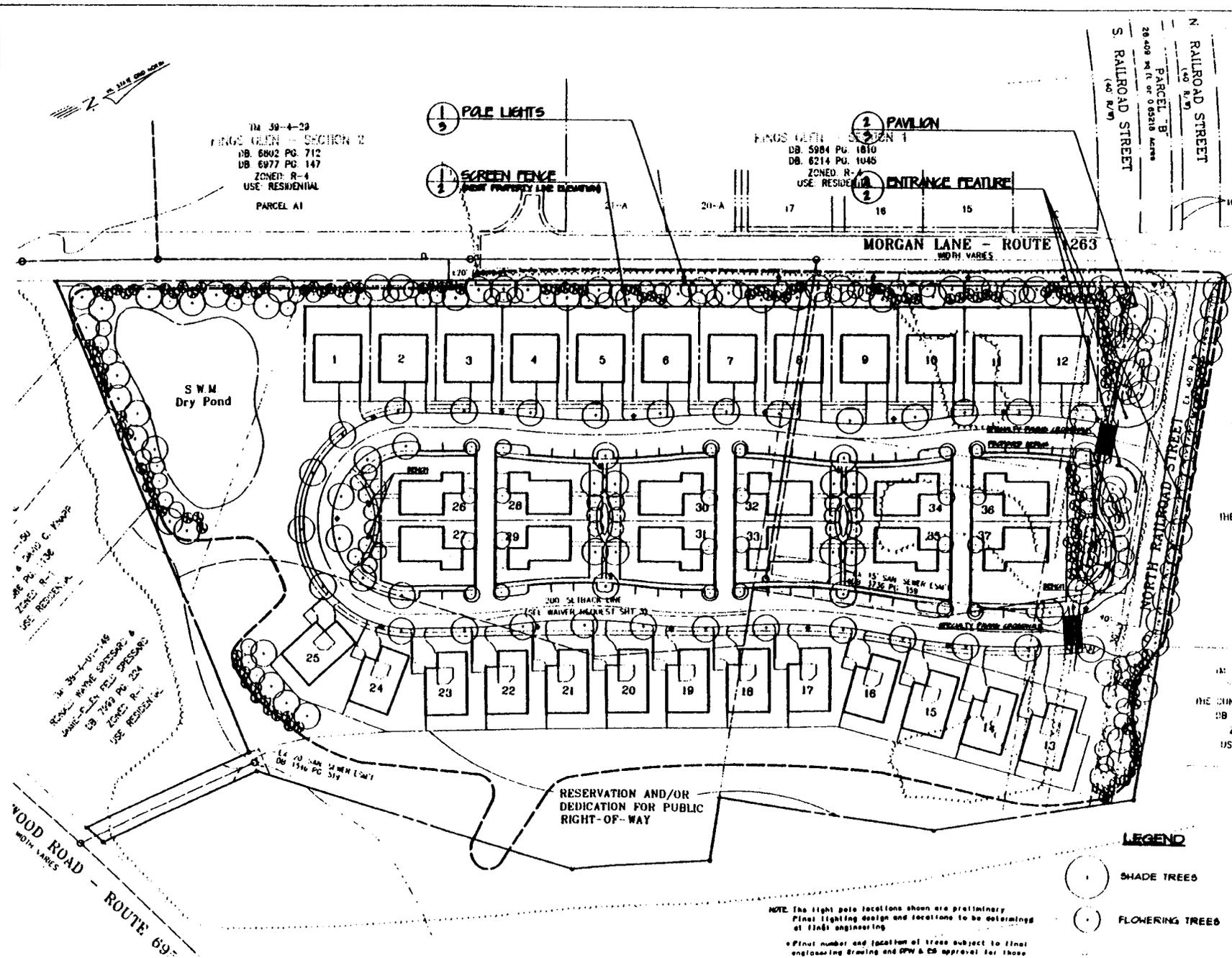


DATE: March 12, 1999
REVISIONS: Rezoning Submission

100% SHOWN

SHEET 7 OF 10

(THIS IS A LANDSCAPE ARCHITECTURE PLAN)



LEGEND

- SHADE TREES
- FLOWERING TREES

NOTE: The light pole locations shown are preliminary. Final lighting design and locations to be determined at final engineering.
Pinus number and location of trees subject to final engineering drawing and DPW & CS approval for those

IM 39-4-29
FINDS WITH SECTION 2
DB 6802 PG. 712
DB 6977 PG. 147
ZONED: R-4
USE: RESIDENTIAL
PARCEL A1

FINDS WITH SECTION 1
DB 5984 PG. 1810
DB 6214 PG. 1045
ZONED: R-4
USE: RESIDENTIAL

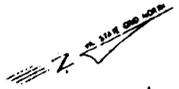
PARCEL "B"
(40 R/W)
28,400 sq ft or 0.652 acre
S. RAILROAD STREET
N. RAILROAD STREET

10' PROP & DEDICAT

MORGAN LANE - ROUTE 263
WITH VARIES

RESERVATION AND/OR
DEDICATION FOR PUBLIC
RIGHT-OF-WAY

WOOD ROAD - ROUTE 69
WITH VARIES





Landscape Architecture, P.C.

MORGAN CHASE

Fairfax County, Virginia

THE CHRISTOPHER COMPANIES

DETAILS AND PLANT LIST

DATE: March 12, 1999
REVISIONS: REVISION SUBMITTED

FILE: 1001

SHEET 06 OF 10

PLANT LIST

A. SHADE TREES

BOTANICAL NAME	COMMON NAME
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Black/Flamboy Sugar Maple
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Platanus occidentalis</i>	London Plane Tree
<i>Rhus typhina</i>	Fl. Gum
<i>Rhus glabra</i>	Little Gum
<i>The Carolina Redstart</i>	Redstart Lark

B. FLOWERING TREES

BOTANICAL NAME	COMMON NAME
<i>Amelanchier alnifolia</i>	Sw. Doanberry
<i>Cornus florida</i>	Flower Dogwood
<i>Laguncularia limata</i>	Crape Myrtle
<i>Prunus yedoensis</i>	Yoshino Cherry

C. EVERGREEN TREES

BOTANICAL NAME	COMMON NAME
<i>Chamaecyparis thyoides</i>	Leicht Cypress
<i>Juniperus spicata</i>	American Juniper
<i>Thuja occidentalis</i>	Eastern Red Cedar
<i>Pinus strobus</i>	Mass. Spruce

NOTE: LANDSCAPE PLANS ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, PLANT AVAILABILITY, SOIL, ADMINISTRATION AND UTILITY LOCATIONS.
ALL PROPOSED LANDSCAPES THAT IS NECESSARY TO SATISFY TREE COVER REQUIREMENTS SHALL HAVE A 2" CALIPER OR GREATER FOR SHADE TREES OR 6" OR GREATER IN GIRTH FOR EVERGREEN TREES.

TREE COVERAGE CALCULATIONS

1. REQUIRED TREE COVERAGE

Site Zoning - PD-4
PD-4 requires 20% tree cover per the Fairfax County Zoning Ordinance
Site Area = 54,025 SF = .194 AC
% Required = 20%
Cover Required = 10,805 SF = .249 AC

2. PROVIDED TREE COVERAGE

PLANTED TREE COVER

DESCRIPTION	QUANTITY	10 YR TREE CANOPY	TOTAL
Large Shade Trees	48	300	14,400
Flowering Trees	140	80	11,200
Medium Evergreens	42	80	3,360

TOTAL PLANTED TREE COVER PROVIDED = 28,960 SF = .663 AC

3. CALCULATIONS

Tree Preservation Area
Tree Save Area = 30,500 SF = 0.70 AC
Paving Area = 125
Total Tree Save Area = 30,375 SF = 0.69 AC
TOTAL PROVIDED TREE CANOPY
Total = 28,960 SF = .663 AC
Total Tree Save Area - Provided Tree Cover = 3,415 SF = .078 AC

3. CALCULATIONS

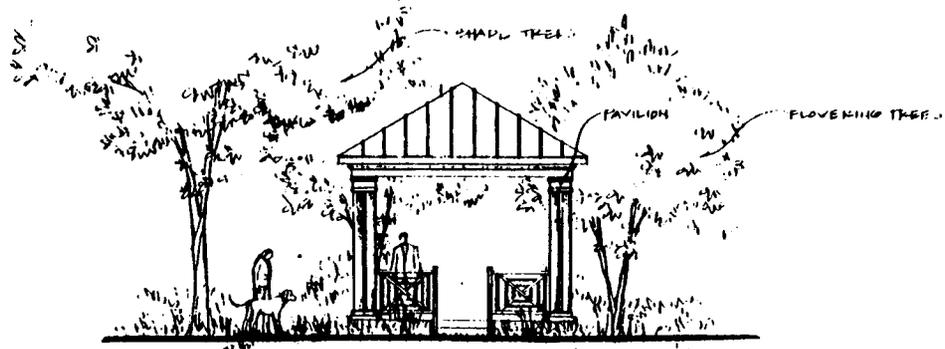
Required Tree Cover = 10,805 SF = .249 AC
Provided Tree Cover = 28,960 SF = .663 AC
Therefore, EXCESS 18,155 SF (26% more than required) tree cover than the Tree Cover Requirement is met.



A) MAIN STREET POLE LIGHT
VA POWER CARLYLE FIXTURE
POLE: SHATLEY FIBERGLASS FLUTED POLE
8' HEIGHT
M SHATLEY (OR ACS-148K-3)
GLOBE: SHATLEY OTTOMAN (TOP)
SHATLEY OTTOMAN (BOTTOM)
CARLYLE LUMINAIRE - ACORN FIXTURE
FITURE: GENERAL ELECTRIC OR EQUAL
80 WATT
WOOD LAMBS
CLEAR GLASS

B) INTERNAL LIGHT FIXTURE
ACORN LIGHT FIXTURE
WITH FLUTED POLE
11' FINISHING HEIGHT
SPECIFICATIONS TO BE DETERMINED
UPON COSTLY LIGHT SHIELD TO BE PROVIDED TO
PREVENT ESCAPING LIGHT FROM TOP OF GLOBE

1 LIGHT DETAIL
NOT TO SCALE



2 PAVILION
WAE V4 - 1-0

ELEVATION

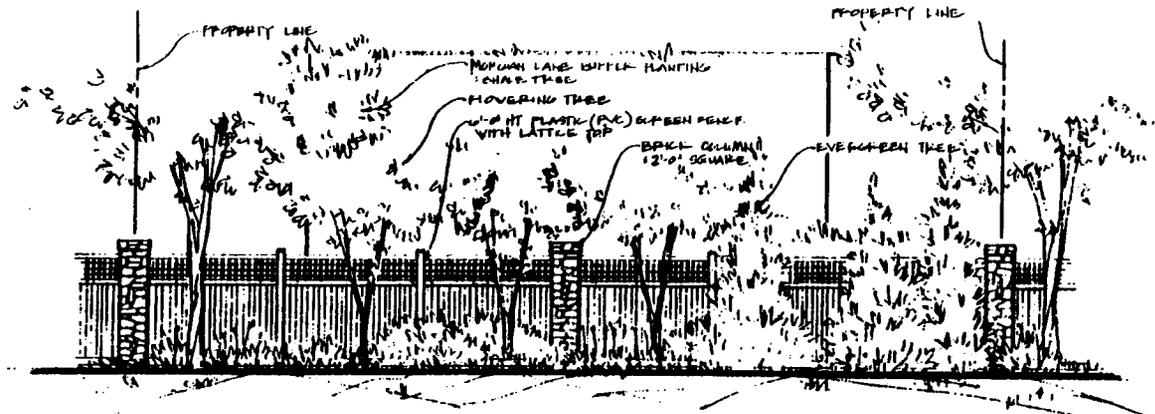


MORGAN CHASE
 Fairfax County, Virginia
THE CHRISTOPHER COMPANIES

DETAILS

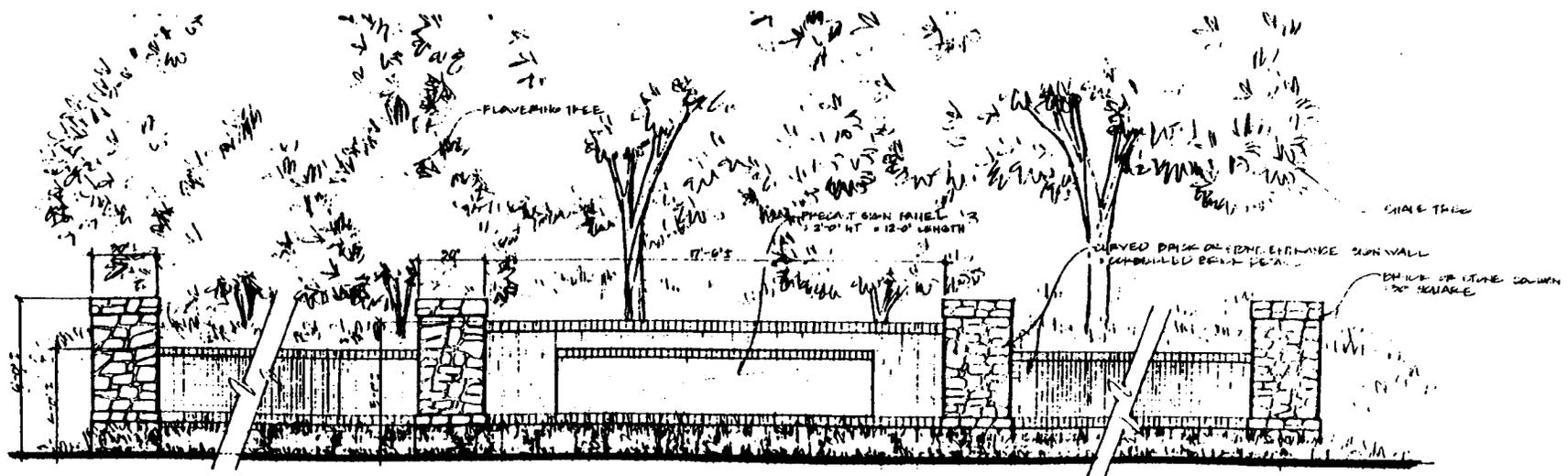
DATE: March 12, 1999
 REVISIONS: Reconciling Submission

SHEET 9 OF 10



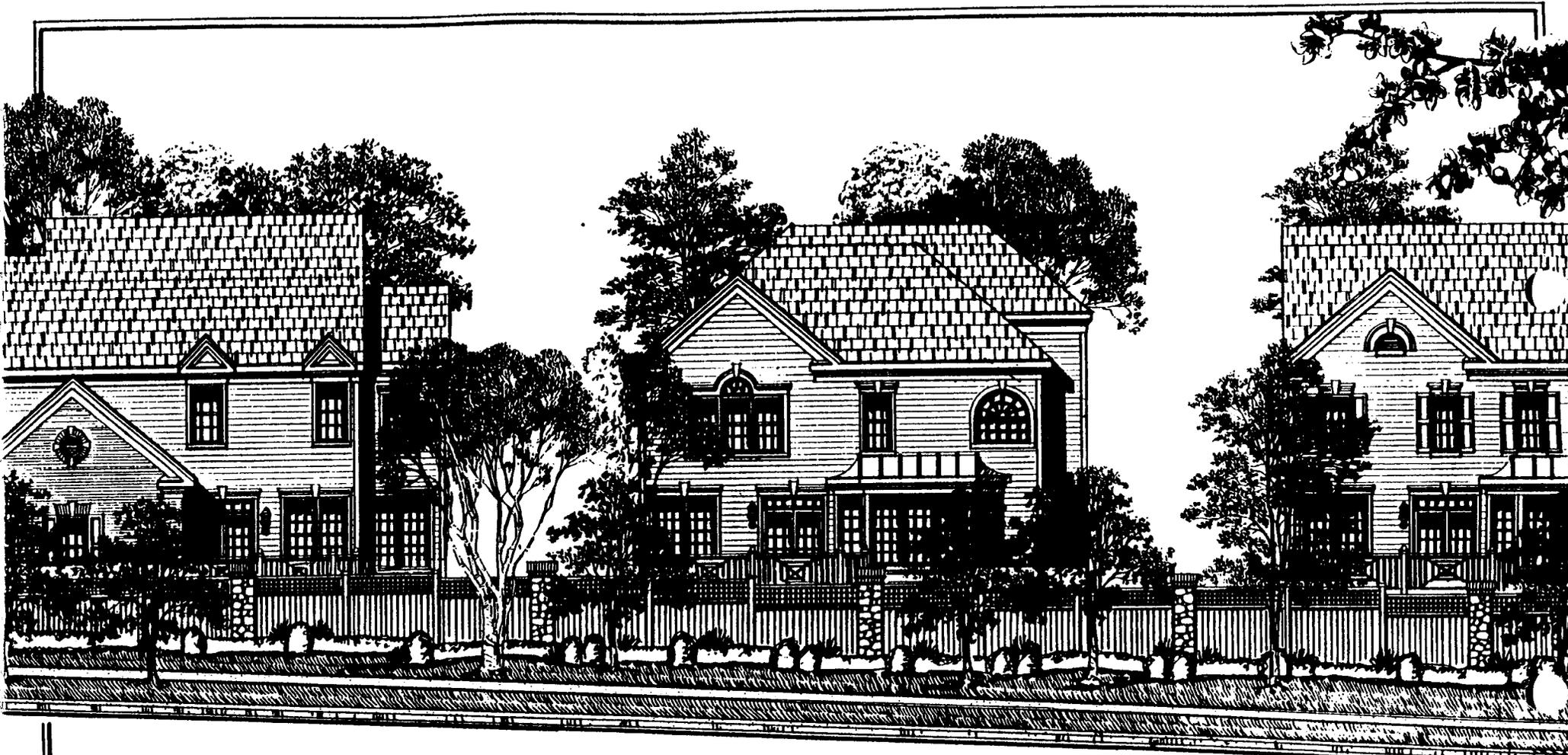
1 WEST PROPERTY LINE ELEVATION
 SCALE 1/4" = 1'-0"

ELEVATION



2 CURVED BRICK WALL ENTRANCE FEATURE
 SCALE 1/4" = 1'-0"

ELEVATION



Conceptual Rear Street-Scape



MARCH 12, 1999

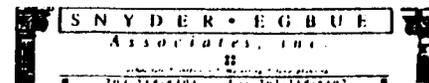
MORGAN CHASE
 Rear Elevations On Morgan Lane



**THE CHRISTOPHER
 COMPANIES**

11150 MAIN STREET, SUITE 400
 FAIRFAX, VIRGINIA 22030
 (703)352-6960 Fax(703)352-0888

SCALE 1/4" = 1'-0"



10000 ...
 703-218-8481 ...
 703-218-8481 ...

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

DESCRIPTION OF THE APPLICATION

- Proposal:** To rezone 12.70 acres to be rezoned from the R-1 (Residential; 1 du/ac maximum) zoning district to the PDH-4 (Planned Development Housing; 4 du/ac maximum) zoning district for the development of thirty-seven (37) single family homes, known as "Morgan Chase".
- The application area includes a portion of the Railroad Street right-of-way, which is requested to be vacated.
- A portion of Parcel 123A is proposed to be dedicated to the Fairfax County Park Authority as an historic resource.
- The applicant is requesting approval of both the Conceptual and Final Development Plans at this time.
- Location:** The main portion of the site is located at the southeast quadrant of Railroad Street and Morgan Lane. A strip of land which is located between the rights-of-way of North and South Railroad Streets (Parcel 123A pt.), runs west, away from the main portion of the site, toward Gallows Road.
- Acreage:** 12.70 acres
- Proposed Density:** 2.91 du/ac
- Open Space:** 29.1%
- Waivers Requested:**
- ◆ Waiver of the 200 foot setback from the right-of-way of an interstate highway (I-495)
 - ◆ Waiver of the six-hundred (600) foot maximum length for private streets within a development
 - ◆ Waiver of frontage improvements along Morgan Lane
 - ◆ Modification of the PFM requirement to permit a sixty (60) foot diameter (thirty (30) foot radius) public road cul-de-sac

Although the applicant has requested a modification of the PFM requirement for a ninety (90) foot diameter public road cul-de-sac, in order to permit a sixty (60) foot diameter public road cul-de-sac, staff believes that it would be more appropriate to address this waiver at the time of subdivision approval; therefore, this request will not be addressed within this report.

LOCATION AND CHARACTER

Site Description:

The application property is a consolidation of six (6) parcels of land, the right-of-way of South Railroad Street, and the partial right-of-way of North Railroad Street. The site is primarily located east of Morgan Lane, south of North Railroad Street and west of Interstate I-495. The site is heavily wooded and slopes downward from north to south, with the steepest slopes at the southern end of the property. Currently existing on the site are four (4) single family detached homes which are to be demolished prior to development.

A strip of land located between the rights-of-way of North and South Railroad Streets (Parcel 123A pt.) extends westward from the primary site, toward Gallows Road. This strip of land is the former location of a rail line and is proposed to be conveyed to the Fairfax County Park Authority, at their request, as a historic landmark.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Church (Dunn Loring Church)	R-1	Residential; 2-3 du/ac
South	Single Family Detached Residential	R-1	Residential; 2-3 du/ac
East	Interstate I-495	N/A	N/A
West	Single Family Detached Residential (Kings Glen; 2.8 du/ac)	R-4 Cluster	Residential; 2-3 du/ac

BACKGROUND

Site History:

On Monday, February 23, 1998, the Board of Supervisors authorized the inclusion of the dedicated rights-of-way for Railroad Street located east of

Morgan Lane and west of the Capital Beltway in the rezoning request to be filed by Christopher Companies, Incorporated [the applicant for this rezoning request.]

On April 16, 1998, the applicant filed an application to rezone 11.28 acres of land for the development of forty (40) single family homes at a density of 3.55 du/ac.

On August 24, 1998, the applicant amended the application in order to add an additional 0.66 acres of land (a portion of Parcel 123A, a linear strip, which extends westward from the main portion of the site, to Sandburg Street,) for a total of 11.94 acres, in order to develop forty (40) single family homes at a density of 3.35 du/ac.

On April 9, 1999, the applicant again amended the application in order to add an additional 5.26 acres of land (the entire strip of property, Parcel 123A, which extends westward from the main portion of the application site, to Gallows Road,) for a total of 17.20 acres, in order to develop thirty-eight (38) single family homes at a density of 2.99 du/ac. *(Note: The CDP/FDP has since been revised to provide for the development of thirty-seven (37) single family homes at a density of 2.91 du/ac.)*

COMPREHENSIVE PLAN PROVISIONS (See Appendix 4)

Plan Area: Vienna Planning District; Area II
Planning Sector: Cedar Community Planning Sector (V2)
Plan Map: Residential; 3-4 du/ac

Plan Text:

On page 364 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Cedar Community Planning Sector (V2) in the Vienna Planning District, the Comprehensive Plan states:

- “4. The portion of the sector south of Railroad Street and east of Gallows Road is planned for residential use at 3-4 dwelling units per acre. Development above the low end of the Plan density range should meet the following conditions:
- . . . Substantial consolidation of adjacent parcels to ensure coordinated development....”

Plan Map:

The Comprehensive Plan map shows the property is planned for residential use at a density of 3-4 dwelling units per acre.

ANALYSIS

Conceptual/Final Development Plat (Copy at front of staff report)

Title of CDP/FDP: Conceptual Development Plan; Final Development Plan (CDP/FDP); Morgan Chase

Prepared By: Urban Engineering & Assoc., Inc. (Sheets 1-6)

Original and

Revision Dates: February, 1998, as revised through August 16, 1999
and

Prepared By: Studio 39 Landscape Architecture, P.C. (Sheets 7-9)

Dated: March 12, 1999

and

Prepared By: Snyder ● Egbue Associates, inc. (Sheet 10)

Dated: March 12, 1999

CDP/FDP Morgan Chase	
Sheet #	Description of Sheet
1 of 10	Cover Sheet; Title; Names and Addresses of Firms who Contributed to the CDP/FDP
2 of 10	General Notes; Typical Lot/Unit Details; Vicinity Map; Soil Map; Soil Table
3 of 10	CDP/FDP Site Layout (Main Portion of Site); Parking Tabulations; Zoning and Area Tabulations; Requested Waivers
4 of 10	CDP/FDP Layout (Strip of Land (Parcel 123A pt.)) which Extends Westward from the Main Portion of the Site
5 of 10	Metes and Bounds (Main Portion of Site); Notes Relating to Ownership; Area Tabulations for Parcels; Vicinity Map
6 of 10	Vicinity Map (Strip of Land (Parcel 123A)) which Extends Westward from the Main Portion of the Site
7 of 10	Landscape Plan
8 of 10	Light and Pavilion Details; Plant List; Tree Cover Calculations
9 of 10	West Property Line Elevation (Typical Fencing and Landscaping); Curved Brick Wall Entrance Feature (Signage and Landscaping)
10 of 10	Conceptual Street-Scape along Western Property Line (Adjacent to Morgan Lane)

Proposed Use

Site Location and Layout: The 12.70 acre application site is primarily located at the southeast quadrant of Railroad Street and Morgan Lane. A strip of land which is located between the rights-of-way of North and South Railroad Streets (Parcel 123A pt.), runs west, away from the main portion of the site, toward Gallows Road.

The site is relatively flat and contains large stands of mature trees. An Environmental Quality Corridor ("EQC") is located at the extreme southwestern portion of the site.

Thirty-seven (37) single family homes and three (3) unit types are proposed within the development.

Twelve (12) homes back to Morgan Lane (Proposed Lots 1-12). These homes are front-entry garage homes which front onto a private street within the development. The applicant has committed to architectural details of these homes' rear elevations (see Sheet 10 of the CDP/FDP) in order to address compatibility issues between the proposed development and the existing King's Glen subdivision, located to the west.

Thirteen (13) homes back to Interstate I-495 (Proposed Lots 13 - 25). These are also front-entry garage homes which front onto a private street within the development. All of these units are zero-lot line homes (single family attached) which have been designed to address the issues of noise and privacy. Each home contains a private court-yard and has a side-yard, in lieu of a larger rear yard, which is afforded privacy by the provision of opaque windows in the adjoining unit.

Twelve (12) homes are located in the center of the development (Proposed Lots 26 - 37). These homes enter from the rear via an alley. They front onto common open space.

Access and Parking: Vehicular access to the site is via two (2) entrances off of South Railroad Street, which is a public street. A private street extends through the development in the shape of a "U." Three (3) alleys, which connect the private street, provide access to the central units. (Note: The applicant is pursuing the possibility of providing a public street within the development. The applicant has requested a curve waiver from VDOT, which is necessary for the street to be included in the state system. This issue should be resolved prior to the Board of Supervisors' public hearing.)

Dedication of right-of-way is provided along North Railroad Street, Morgan Lane and along Interstate I-495.

Pedestrian access is provided via a network of sidewalks on and off the site. Sidewalks are provided on both sides of the development's street and between the front yards of the rear-entry homes.

A minimum of two (2) spaces per single family detached home (Lots 1-12 and Lots 25 - 37) and 2.3 spaces per single family attached home ("zero-lot-line" homes; Lots 13 - 24) are provided. Parallel parking is also provided along the private street.

Open Space, EQC and Landscaping: Twenty-nine (29) percent of the site is designated as open space. Approximately one-half (½) of this open space is provided within the strip of land extending from the site.

An EQC is located on the extreme southwestern corner of the site.

Deciduous and evergreen trees are proposed to be planted throughout the development. Supplemental plantings are proposed at the periphery of the site as well. Areas of tree save are located along a portion of the southern periphery, although most of the site is proposed to be cleared for construction.

Stormwater Management: A SWM/BMP facility is provided on the southwestern portion of the site.

Amenities/Site Features: A decorative fence is proposed along the site's Morgan Lane frontage. This fence will extend into an entrance/signage feature at the northern end of the site (see Sheet 9). A pavilion is proposed at the site's northwestern corner (see Sheet 8), and a seating area is proposed on the southern portion of the site. Fully shielded decorative lighting is proposed throughout the development (see Sheet 8). Decorative pavers are proposed to provide entrance definition and pedestrian cross points at each site entrance.

A sound wall is proposed along the site's interstate frontage. This sound wall is proposed to be of a height and structural design appropriate to mitigate noise which is generated at the time of site/subdivision plan approval; however, the height of the noise wall may be substantially increased if the interstate is widened, and/or a "fly-over" ramp is constructed adjacent to the application site.

Transportation Analysis (See Appendix 5)

Transportation issues have been of primary concern throughout this application's progress. The application was deferred by the applicant for approximately one (1) year while issues relating to the widening of I-495 were resolved. The application now reflects the worst-case scenario right-of-way requirements for the proposed I-495 expansion, and the applicant has proffered to dedicate the full amount of right-of-way which may be necessary for such an expansion.

In addition, the applicant has worked diligently with VDOT and the County's DOT in order to provide for the potential of public streets within the development. While it is desirable for the streets to be public, if possible, for reasons of design, staff would prefer that the streets within the development resemble those on the CDP/FDP, which do not meet public street standards. Proffers have been proposed which could allow for the provision of public streets, with some revision to the proposed site layout. All transportation issues have been resolved with the draft proffers.

Issue: Sound Wall

Staff recommends that a VDOT standard sound wall be constructed within the VDOT right-of-way in order to mitigate any adverse noise impact that I-495 will have on this development. This sound wall should be located ten (10) feet inside of the reservation/dedication line shown on the CDP/FDP.

Resolution:

The applicant has proffered to construct a VDOT approved noise attenuation wall in the general location as shown on the CDP/FDP. This wall shall be designed to mitigate noise as generated by traffic at the time of subdivision plan approval. Therefore, this issue is considered to be resolved.

Issue: Waiver of the six-hundred (600) foot maximum length for private streets within a development

The applicant has requested that the six-hundred (600) foot maximum length for private streets within a development be waived. The applicant is providing design elements within the proposed subdivision which, in staff's opinion, are desirable, such as curved streets, landscaped islands which separate parallel parking areas, and decorative road pavers at the site's entrance. These features would not generally be permitted if the streets are made public. Further, the application, as proposed with private streets, has been determined to be adequate to meet the fire safety guidelines. The applicant has also proffered to provide ten-thousand (10,000) dollars toward a road reservation fund if the street is developed as private. For these reasons, staff does not object to the approval of the requested waiver.

Issue: Requested Waiver of Morgan Lane Frontage Improvements

Morgan Lane is on the Comprehensive Plan to be extended from Railroad Street to Idylwood Road. The applicant is requesting a waiver of frontage improvements along this proposed road, although the applicant has proposed the dedication of right-of-way as called for in the Plan. Staff would support waiver of the frontage improvements for Morgan Lane if escrow of funds were contributed by the applicant for improvements to the area of Oak Street, which may be of greater need at this time.

The applicant has proffered to escrow an amount equal to that which would be necessary to construct the unbuilt portion of Morgan Lane which fronts the application site. This escrow is to be used toward improvements to the intersection of Morgan Lane and Oak Street. As such, the escrowed amount is appropriate for a development of this size and staff supports the requested waiver of frontage improvements along Morgan Street.

All transportation issues have been addressed with the draft proffers.

Environmental Analysis (See Appendix 6)

Environmental analysis was based upon a previous version of the CDP/FDP. There are no unresolved environmental issues related to the rezoning request.

Issue: Environmental Quality Corridor ("EQC")

Holmes Run is located just off the southwest corner of this site. A portion of the Holmes Run EQC extends onto this site. The EQC should have been shown on the development plan and the proposed stormwater management pond should have been relocated outside of the EQC.

Resolution:

The applicant has revised the CDP/FDP in order to show the stormwater management pond outside of the EQC. In addition, the applicant has proffered to move the stormwater pond, as much as possible, away from the EQC in order to minimize disturbance to that area. Therefore, this issue is considered resolved.

Issue: Noise

Because the application site is located adjacent to I-495, the entire application site will be impacted by highway noise. The impact of noise on the site may increase if the planned expansion of I-495 is constructed. This planned expansion could include additional lanes and a "fly-over" ramp in the vicinity of the application site. The applicant should mitigate interior noise to achieve a maximum interior noise level of 45 dBA and a maximum exterior noise level of 65 dBA. Mitigation should be calculated on noise levels generated by traffic on I-495 as it exists at the time of site plan approval.

Resolution:

The applicant has provided a draft proffer which stipulates that noise, as it exists at the time of site plan approval, shall be mitigated to achieve a maximum interior noise level of 45 dBA and a maximum exterior noise level of 65 dBA. Noise will be mitigated by using various construction techniques and by the provision of a VDOT approved sound wall. Therefore, this issue can be considered resolved.

Issue: Tree Preservation

Except for the a small strip in the northern portion of this site, the property is entirely forested with a mature stand of trees (predominately oak and hickory). The previously submitted CDP/FDP did not indicate that any of this stand of trees would be preserved except temporarily in the area reserved for future expansion of I-495. Stands of trees should be preserved on this site. Staff requested that the CDP/FDP be revised to show the portion of the site near Lots 24 and 25 to be tree save areas. Further, staff requested a tree survey be conducted to evaluate this and other areas onsite for tree preservation. Tree preservation areas (including an appropriate surrounding buffer area such as the dripline of the trees to be saved) should have been clearly identified on the development plan.

Resolution:

The applicant revised the CDP/FDP in order to provide tree save areas along the southern periphery of the site. The applicant also shifted proposed lots 24 and 25 to the north in order to preserve additional trees in the southern portion of the site. Further, the applicant proffered to provide for a tree survey and tree save plan within twenty (20) feet of the proposed limits of clearing and grading for the entire site. Therefore, this issue may be considered resolved.

Issue: Light Pollution

Light pollution is a concern because this site is an infill development. All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting. Lighting for property name signage should be designed to minimize glare.

Resolution:

The CDP/FDP designates internal light poles with acorn globe fixtures. These fixtures shall have upward cutoff light shields to prevent escaping light from the top of the globe. The applicant has proffered to provide the shielded lighting as shown on the CDP/FDP as well as to provide for the property's identification sign be externally lit with bulbs which are shielded so as not to permit glare on adjoining properties. Therefore, this issue may be considered resolved.

Issue: Requested Waiver of the 200 Foot Setback from the Right-of-Way of an Interstate Highway (I-495)

The applicant's original application had homes located up to the eastern property line of the site. Subsequent to that submission, staff and the applicant became aware of a study, which was in its conceptual stages, which provided for the

widening of I-495 and a "fly-over" ramp from the outer loop of I-495 to eastbound I-66 proposed adjacent to this site. These improvements required the dedication of a significant portion of the site's eastern property. Staff was reluctant to support a waiver of the two-hundred (200) foot setback if it meant that the proposed homes, once constructed, would have to be purchased by the State when the future widening was conducted.

The application was deferred for approximately one (1) year while the amount of right-of-way necessary for the improvements was determined. The applicant revised the CDP/FDP in order to locate all proposed homes out of the "worst-case" right-of-way scenario for the proposed improvements. A VDOT sound wall was proposed along the "worst-case" right-of-way line. The applicant also designed homes, which are to be located on proposed Lots 13 - 25, which mitigate the effects of location close to a sound wall. For these reasons, staff supports the requested waiver.

All environmental issues have been resolved with revisions to the CDP/FDP, the provision of proffers, and development conditions.

Sanitary Sewer Analysis (See Appendix 7)

Sanitary sewer analysis states that the application property is located within the Cameron Run (I-1) Watershed, and that it will be sewered into the Alexandria Treatment Plant. Analysis indicates that there is excess capacity in the Alexandria Authority Treatment Plant at this time; however, availability of treatment capacity will depend upon the current rate of construction and the timing for development of the application site. There are no sanitary sewer issues associated with this request.

Water Service Analysis (See Appendix 8)

The application site is located within the City of Falls Church Water Authority – not within the franchise area of the Fairfax County Water Authority. The Fairfax County Water Authority has a forty-two (42) inch wide transmission main along Sandburg Street, and reserves the right of review and approval of site plan relative to development of the site.

Fire and Rescue Analysis (See Appendix 9)

The application site is serviced by the Fairfax County Fire and Rescue Department Station #13, Dunn Loring. Preliminary analysis indicates that the application, as presented, currently meets fire protection guidelines. There are no Fire and Rescue issues associated with this request.

Schools Analysis (See Appendix 10)

Schools analysis indicates that the proposed development would produce fifteen (15) elementary school students, three (3) intermediate school students, and six (6) high school students. Stenwood Elementary, Kilmer Intermediate and Marshall High Schools are not expected to exceed capacity through the 2003-2004 school year.

Utilities Planning and Design Analysis (See Appendix 11)

Utilities Planning and Design Analysis states that there are downstream complaints on file pertaining to the outfall for this property concerning stream erosion and yard flooding, approximately four-hundred (400) feet to fifteen-hundred (1,500) feet downstream of this proposed development. No drainage recommendations have been proposed.

Note: A channel stabilization and restoration project (CA352) is located downstream on Parcels fourteen (14) through twenty-one (21). These parcels are subject to rezoning request RZ/FDP 1999-PR-023. Restoration of the stream's channel, and resolution of the aforementioned complaints, is a primary focus of that rezoning's review.

Park Authority Analysis (See Appendix 12)

All Park Authority issues have been resolved with the provision of the draft proffers.

Issue: Cultural Resource Dedication

The Park Authority Board has requested that the applicant dedicate that portion of Parcel 123A, which extends westward from the application site, to the Park Authority as a cultural resource. A U.S. Post Office map from 1912 shows a trolley or electric train line along this parcel. This parcel represents a component of the early suburban transportation system of Fairfax County which affected the County's economic development between 1840 and 1940. Dedication of the trolley railroad bed would preserve a significant site associated with this period in the County's history.

In addition, the Park Authority is requesting that the applicant provide funds for two (2) cultural resource signs at the time of dedication of the site. Each sign will cost approximately one-thousand (1,000) dollars.

Resolution:

The applicant has proffered to dedicate the portion of Parcel 123A, generally located west of Morgan Lane and east of Gallows Road, which is not dedicated for public street purposes, at no cost and fee simple to the Fairfax County Park

Authority. Further, the applicant has proffered to contribute the sum of up to two-thousand (2,000) dollars toward two (2) interpretive markers on the dedicated land. Therefore this issue has been resolved.

Issue: Proportional Cost

A proportional cost of \$38,200 was requested for the recreational needs of the proposed community. This figure was based on a previous CDP/FDP which proposed forty (40) dwelling units on the site, at a sum of \$955 per unit.

Resolution:

The CDP/FDP was revised in order to reduce the proposed number of dwellings on the site to thirty-seven (37). The applicant is providing up to \$35,335, which is equivalent to the Zoning Ordinance requirement of \$955 per dwelling constructed on the site, for recreational facilities. Therefore, this issue has been resolved.

There are no unresolved Park Authority issues associated with this application.

Land Use Analysis (See Appendix 4)

Land Use analysis was based upon a previous version of the CDP/FDP. Issues raised from that analysis are presented below, as well as resolutions to those issues. All land use issues have been resolved with revisions to the CDP/FDP, proposed development conditions and draft proffers.

Issue: Site Specific Comprehensive Plan Language - Consolidation

The Comprehensive Plan states that development above the low end of the Plan density range should provide substantial consolidation of adjacent parcels to ensure coordinated development.

At 2.91 du/ac, the proposed application is below the low end of the plan density range. (The Plan range is 3 - 4 du/ac for this site.) The proposed consolidation is logical and substantial for this immediate area. This is an application for residential development within the planned density range of 3-4 dwelling units per acre. Therefore, this text has been addressed.

Issue: Density/Compatibility

The application requests a density below the planned density range. The gross density calculation is somewhat skewed by the inclusion of Parcel 123A, a narrow, unbuildable open space strip along Railroad Street. Even so, if this strip were not included in the site's land area, the effective density of the site would be approximately 3.33 du/ac, which is at the low end of the Plan density range of 3 - 4 du/ac.

The proposed density of the application site and the constructed densities of the adjacent subdivisions are within the same range; however, the lot sizes proposed by this application are considerably smaller than those in adjoining subdivisions. Staff believed that the applicant should have mitigate the potential compatibility issues between the proposed and existing development.

Resolution:

The applicant has provided a twenty (20) foot wide planted strip, which includes a decorative fence, along the site's Morgan Lane frontage. Staff believes that this landscaped strip and commitment to rear facades (which show interesting roof lines, decorative window detailing, and other architectural details not generally shown on rear facades), mitigates the issue of compatibility between King's Glen and the proposed development.

The applicant has revised the limits of clearing and grading in order to provide a tree save area along the southern property line of the site. Further, the applicant has proffered to provide for a year-round vegetative screen along the southern periphery, as well as measures to ensure that the trees, which are proposed to be saved, survive construction activities. Therefore this issue has been resolved.

Issue: Site Amenities

Amenities, such as walkways, pedestrian connections, seating areas, and recreational opportunities are desirable.

Resolution:

Pedestrian connections are provided throughout the development. These walkways connect to off-site sidewalks within the Dunn Loring area. Benches are provided within open space areas located north and south of the area which contains the rear-entry homes. A pavilion is proposed within the northwestern portion of the site. These amenities are adequate for a development of this size; therefore, this issue has been resolved.

Issue: Noise Wall

As discussed previously, the Virginia Department of Transportation (VDOT) is planning to expand I-495, and that it is possible that the expansion of I-495 could bring a ramp and noise wall, in combination as high as fifty (50) feet, to within ten (10) feet of the nearest homes as shown on the CDP/FDP. The potential effect could be to create a canyon-like corridor in back of the homes adjacent to I-495. Maintaining a larger separation from I-495 improvements would be desirable. The diagrams, which are attached to the Land Use Memorandum in Appendix 4, illustrate the potential worst-case relationship of proposed homes to a twenty-five (25) foot high ramp and fifty (50) foot high noise wall.

As stated previously, the applicant had agreed to build a noise wall to VDOT standards, but to locate it some distance from the edge of the proposed right-of-way. Staff was concerned that if the amount of the right-of-way was increased the residents could be faced with the construction of a higher and closer noise wall after the fact.

Resolution:

Although staff would have preferred that the applicant located the homes on Lots 13 - 25 further away from the sound wall, the applicant revised the CDP/FDP in order to show a noise wall at the ultimate location of right-of-way to be required for the I-495 expansion. Staff accepts the location of a sound wall, as shown on the CDP/FDP, as long as the wall is constructed prior to the issuance of any Residential Use Permits (RUPs) for the development, and that potential homeowners are aware of the likelihood of a height increase of the wall. Further, staff does not object to the construction of a sound wall which is designed to mitigate noise as part of subdivision plan approval, as opposed to mitigation of noise from the future expansion of I-495, as long as the proposed wall is of a reasonable height (i.e. below twenty (20) feet in height.)

The applicant has proffered to disclose in the Declaration of Covenants, Conditions and Restrictions, that the Capital Beltway, which forms the eastern boundary of the site, is the subject of an ongoing study as to its potential for widening, that travel lanes could be located closer to the application property than currently exists and that, as a result, the height and/or configuration of the sound wall could be substantially increased in the future, by others, from that shown on the CDP/FDP. The proffer also specifies that purchasers of the homes shall receive copies of VDOT plans which discuss the potential height of the wall.

Further, the applicant has proffered that, if it is determined, at the time of subdivision plan review, that the height of this wall shall exceed twenty (20) feet, then the rear yard setbacks adjacent to the wall shall be a minimum of twenty (20) feet, and that no Residential Use Permits shall be issued until the noise attenuation wall has been constructed. Therefore, this issue has been resolved.

All land use issues have been resolved with revisions to the CDP/FDP, draft proffers and proposed development conditions.

Residential Development Criteria

The Comprehensive Plan designates a density range of three (3) to four (4) dwelling units per acre. The proposed density of 2.91 dwelling units per acre is below the recommended Plan density for this site; therefore, the Residential Development Criteria do not apply.

ZONING ORDINANCE PROVISIONS (See Appendix 13)

Standard	Requirement or R-4 Guideline	Provided
Bulk Standards (PDH-4)		
Lot/District Size	Min. District Size - 2 Acres	12.70 Acres
Lot Width	N/A for PDH districts	60 - 75 ft.
Building Height	Max. 35 ft.	Max. 35 ft.
Front Yard	N/A (no front yards are located at periphery of site)	10 - 20 ft. within the development
Side Yard	N/A (no side yards are located at periphery of site)	0 - 45 ft. within the development
Rear Yard	25 ft. at periphery of site	Min. 7.5 ft ¹
Density	4 du/ac	2.91 du/ac
Open Space	20% of Gross Area	29.1%
Parking		
Parking Spaces	78 (2/SFD + 2.3/SFA)	149 (4/du)

¹ There are, technically, no setback requirements within PDH Districts. The twenty-five (25) foot rear yard setback at the periphery of the site is a guideline only. Guidelines, such as this one, are used in order to provide better compatibility between proposed and adjacent developments. In this instance, the minimum rear yard setback of 7.5 feet occurs adjacent to the proposed I-495 right-of-way, and will not affect any adjacent developments.

No transitional screening or barriers are required between this proposed use and surrounding uses; however, the applicant is providing an approximately twenty (20) foot-wide vegetated buffer and decorative fence along the site's western periphery in order to address adjacent residents' compatibility concerns.

OTHER ZONING ORDINANCE REQUIREMENTS:

Planned Development Requirements (See Appendix 13)

The requested rezoning of the 12.70 acre application property to the PDH-4 District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations; Section 16-101, General Standards; and Section 16-102, Design Standards, among others.

Article 6

The applicant has requested rezoning to the Planned Development Housing District (PDH-4) District and approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP). According to the Zoning Ordinance, PDH

Districts are intended to encourage innovative and creative design and are to be designed, among others, to "ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; and to encourage the provision of dwellings within the means of families of low and moderate income..."

PDH districts provide the opportunity to develop a site with more open space than would be required in a conventional zoning district. This site provides a minimum of 29.1% open space; 9.1% in excess of that required by the Ordinance. The CDP/FDP provides for three (3) different unit types within the development: rear facade commitments on Lots 1 -12; zero-lot-line, court-yard units on Lots 13 - 25; and rear-entry homes on Lots 26 - 37. The applicant has provided a visual scale and uses which are compatible with the adjacent uses. Buffers for the development have been provided in excess of that required by the Ordinance. Full dedication necessary to accommodate the expansion of I-495 has been provided.

The proposed 12.7 acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed maximum density of 2.91 dwelling units per acre satisfies the maximum density requirements of four (4) du/ac for the PDH-4 District (Sect. 6-109).

Section 6-110 requires 20% open space in a PDH-4, development. The application proposes 29.1% open space.

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or escrow with DPWES cash for use by the future homeowners association to construct the facilities. Facilities, including seating areas and a pavilion will be constructed within the applicant's proposed open space areas.

16-101 Planned Development General Standards

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

1. *The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.*

The proposed development substantially conforms to the adopted comprehensive plan by providing single family homes within the recommended Plan range of three (3) to four (4) dwelling units per acre

which are compatible in type, character, intensity of use to those in adjacent developments.

2. *The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.*

The application site contains a significant amount of open space which would not necessarily be provided under a conventional zoning district. This open space contains seating areas and a pavilion for the use of the development's residents. In addition, the design allows for a significant amount of landscaped open space across from the existing King's Glen subdivision which helps mitigate the potential negative effects of infill development. Further, it provides for the dedication of approximately one-and-a-half (1 ½) acres of land to the Park Authority as a historic resource.

3. *The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.*

The proposed development preserves some stands of trees along the southern periphery of the site. The trees in this area are considered to be the better quality trees on the site. The southwest corner of the site contains an EQC. The applicant has located the SWM/BMP ponds outside of the EQC area.

4. *The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.*

The proposed development provides for a public street on the northern periphery of the site, which may be used by a future development if the adjacent church relocates. Buffering is provided along the western periphery in the form of new landscaping and a decorative fence. Tree save areas which have been supplemented to provide for year round screening have been provided along the southern periphery. Finally, sufficient right-of-way has been proffered in order to complete the planned widening of I-495.

5. *The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.*

Staff analysis has determined that the above listed utilities and services are available and adequate for the use proposed.

6. *The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.*

The applicant has provided sidewalks within the development which provide coordinated linkages among internal facilities. These sidewalks connect to off-site sidewalks, providing safe pedestrian ingress/egress to the surrounding neighborhood.

16-102 Planned Development Design Standards

It is the intent of the Zoning Ordinance to allow flexibility in the design of all planned developments, applications within PDH Districts need to meet the following:

1. *In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.*

There are no residential lots within this development which directly abut an adjacent property. However, the applicant is providing buffering and screening in excess of that required by the Ordinance along the western and southern peripheries.

2. *Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.*

The applicant has provided for the above regulations and meets or exceeds these regulations with the proposed development and proffers.

3. *Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.*

The applicant is providing public and private streets for the development. Private streets are to be constructed to PFM requirements. The sidewalks provided within this development provide access to on-site recreational amenities as well as the surrounding neighborhood.

Summary of Zoning Ordinance Provisions

Throughout the past year-and-a-half, the applicant has worked diligently with staff in order to resolve the issues resulting from the proposed widening of I-495. The applicant has substantially revised the original CDP/FDP in order to place all homes outside of any area which may be needed for right-of-way in the future. Further, the applicant has designed three (3) different homes for the site which are responsive to the unique mitigation requirements of each: rear facade commitments on Lots 1 -12 in order to address the concerns of existing King's Glen Subdivision residents; zero-lot-line, court-yard units on Lots 13 - 25 in order to address outdoor needs of residents living so close to a noise wall; and rear-entry homes on Lots 26 - 37 in order to provide visual open space and connectivity within the development. Although staff would have preferred that a greater amount of tree save be provided on the site, staff agrees that the provision of a significant amount of open space to the Fairfax County Park Authority (Parcel 123A pt.) will be a benefit to the Dunn Loring neighborhood at-large. Staff believes that all applicable standards have been satisfied with the draft proffers and proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in conformance with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the draft proffers contained in Appendix 1A and the implementation of Proposed Development Conditions contained in Appendix 1B of the Staff Report.

Staff Recommendations

Staff recommends approval of RZ 1998-PR-026 and the Conceptual Development Plan, subject to the execution of proffers consistent with those set forth in Appendix 1A of the Staff Report.

Staff recommends approval of FDP 1998-PR-026 subject to the development conditions set forth in Appendix 1B of the Staff Report and to the Board's approval of RZ 1998-PR-026 and the Conceptual Development Plan.

Staff recommends approval of the requested waiver of the 200 foot setback from the right-of-way of an interstate highway (I-495).

Staff recommends approval of the requested waiver of the six-hundred foot maximum length for private streets within a development.

Staff recommends approval of the requested waiver of frontage improvements along Morgan Lane.

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

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

APPENDICES

1. A. Draft Proffers
B. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Sanitary Sewer Analysis
8. Water Service Analysis
9. Fire and Rescue Analysis
10. Schools Analysis
11. Utilities Planning and Design Analysis (DPW)
12. Park Authority Analysis
13. Applicable Zoning Ordinance Provisions Checklist
14. Glossary of Terms

PROFFERS**Rezoning #RZ/FDP1998-PR-026****September 13, 1999**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 39-4-((1))-154, 155, 156, 157, 158, 123-A pt. (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the PDH-4 District is granted. In the event said application request is denied, these proffers shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Applicant further agrees that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property. The proffered conditions are:

GENERAL

1. Subject to the proffers and the provisions of Section 16-403 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP"), prepared by Urban Engineering dated January 1998 and revised through August 16, 1999. The Applicant acknowledges that implementation of the development on the CDP/FDP is dependent on approval of a vacation of that portion of the South Railroad Street right-of-way generally shown on the CDP/FDP and that the failure of the Board of Supervisors to approve

such vacation would result in a reduction in the number of approved units and/or a proffer condition amendment.

2. The development shall consist of a maximum of 37 single family detached residential units. The size, width, and location of the building footprints shown on the CDP/FDP are conceptual and, except as provided for by these proffers, may be modified. That and other modifications to the CDP/FDP shall be permitted in accordance with the requirements of Section 16-403 of the Zoning Ordinance. For those lots located generally parallel to the sound attenuation structure on the east side of the property (#13-25), a minimum side yard area of 16' shall be provided on the southern side of each dwelling. While not precluding the use of windows on the east side of the units, consistent with the general design represented on the CDP/FDP, the dwellings on those Lots located directly parallel to the sound attenuation wall shall be designed with a final architecture that reflects sensitivity to their proximity to the sound wall. Lots 13-25 shall have a minimum side yard set back of four feet. Proposed Lots 1-12 shall have a minimum of 16 feet between units and a minimum rear set back of 16 feet.

3. The architecture of the approved units and streetscaping (to include fencing and landscaping) along Morgan Lane shall be in substantial conformance with the renderings contained within the CDP/FDP package. The architecture of Proposed Lots 1-12 shall be in substantial conformance with, and of a similar quality to, that shown on Sheet 10 of the CDP/FDP, including window types, architectural detailing and roof lines. The subdivision's identification sign shall be externally lit. Bulbs shall be shielded in order to prohibit glare on adjoining properties. All street lights shall be shielded to prevent extraneous glare in accordance with the design shown on the CDP/FDP.

4. The Applicant shall establish a homeowners association for the purpose of maintaining common areas and, if applicable, (see Proffer 10 below) private streets within the approved development. In conjunction with the appropriate subdivision review processes, private streets, if any, and common areas shall be dedicated to the homeowners association.

5. The Applicant shall include language in its Declaration of Covenants, Conditions and Restrictions which: (a) prohibits the conversion of garages into any use other than the parking of vehicles; (b) discloses that the Capital Beltway, which forms the eastern boundary of the site, is the subject of an ongoing study as to its potential widening, that travel lanes could be located closer to the application property than currently exists and that as a result, the height of the sound wall could be substantially increased and/or configuration of the sound wall could be changed in the future, by others, from that shown on the CDP/FDP; and (c) if applicable, discloses the existence of private streets throughout the community. As part of this required disclosure, the Applicant shall provide each purchaser with a copy of the most current plan for the widening of the Capital Beltway. Prior to site plan approval, the Plan used as part of the initial disclosure shall be approved by the Fairfax County Department of Transportation and/or the Zoning Administrator. In the event that prior to the sale of any dwelling, the plan for the widening of the Capital Beltway is amended subsequent to site plan approval, the disclosure requirements within the Declaration of Covenants, Conditions and Restrictions shall be amended to reflect the most current approved plan. Any proposed amendment to the disclosure requirement subsequent to site plan approval shall be first reviewed and approval by the Zoning Administrator or her Designee in accordance with the requirements of these proffers. Any private streets on the Application Property shall be constructed with a pavement section, thickness and material which conforms with Public Facilities Manual (PFM) standards as determined

by the Department of Public Works and Environmental Services (DPW&ES). Purchasers shall be advised prior to entering into a contract of sale that the homeowners association shall be responsible for the cost associated with the maintenance of any private streets in the development. The appropriate homeowners association documents shall specify that the homeowners association is responsible for the maintenance of any private streets.

6. In the event the U- shaped street system providing access to the approved units from Railroad Street is constructed as a private street, to assist the homeowners association in providing for its maintenance, prior to bond release, the Applicant shall provide the homeowners association with initial funds in the amount of \$10,000 which shall be placed in a street reserve fund.

TRANSPORTATION

7. Concurrent with the site plan approval process, the Applicant shall dedicate to the Fairfax County Board of Supervisors, at no cost, in fee simple on demand, or at subdivision plan approval, whichever first occurs, the right of way generally parallel to I-495, as shown on the CDP/FDP.

8. In addition, the Applicant shall dedicate to the Fairfax County Board of Supervisors, in fee simple, on demand, or at the time of subdivision plan approval, whichever first occurs, the right of way described below:

- A. That 10' wide area located on the north side of Parcel 123A as shown on the CDP/FDP.
- B. Right-of-way in the amount of 26 feet as measured from the centerline of Morgan lane in the area generally located between the southern terminus of Morgan Lane and the southern property boundary. The Applicant shall

provide any ancillary, temporary grading and construction easements as determined necessary by VDOT or DPW&ES along the site's frontage to Morgan Lane.

9. The Applicant shall reconstruct the intersection of Oak Street and Morgan Lane so as to improve the vertical alignment of the intersection. Funds for this construction shall be provided by the Applicant and may also include any funds escrowed through proffered conditions made by previous developers and earmarked for the improvement of this intersection or the improvement of Oak Street. The final design of any such intersection improvement shall be subject to review and approval by VDOT and DPWES. The improvements required by this proffer shall be located entirely within the existing right-of-way. In the event that: (1) DPWES and/or VDOT decline to approve the Applicant's intersection improvement plans; (2) DPWES and/or VDOT conclude that the contemplated improvement to the vertical alignment of the intersection cannot be performed within the existing right-of-way; or (3) it is demonstrated that the construction cost of the intersection improvement exceeds the cost associated with providing frontage improvements consistent with the recommendations of the Comprehensive Plan, the requirements of the Zoning Ordinance or subdivision Ordinance and to a standard required by the PFM along the unimproved portion of the application property's frontage to Morgan Lane (approximately 410 linear feet from the terminus of Morgan Lane to the southern property line), hereinafter referred to as the "construction costs"; the Applicant's proffer obligation may be fulfilled by, at final site plan approval, placing the construction costs in escrow so as to provide funds for VDOT, or others, to complete improvements to the intersection. If applicable, the amount of the construction costs shall be determined at site plan review in accordance with the County's current bond price estimate.

10. Prior to or concurrent with the subdivision review process, the Applicant shall file for the waivers and/or related engineering approvals needed to develop the property with public streets. In the event the approvals are secured to permit a public street configuration, the internal street system shown on the CDP/FDP may be redesigned to accommodate the geometry needed for public streets to include, but not be limited to, reducing the depth of the lots shown on the CDP/FDP by not more than four (4) feet. The lot configuration on the CDP/FDP may also be modified pursuant to proffer 2 above. In the event such reconfiguration reduces the number of street trees shown on the CDP/FDP, the Applicant shall relocate the trees to areas outside the right of way, but to the extent possible in the general area shown on the CDP/FDP. In the event the Urban Forester determining such relocation is impractical, any street trees lost as a result of a construction to public street shall be relocated to other open space areas on the site as determined by the Urban Forester.

ENVIRONMENTAL

11. Stormwater management shall be provided for the property in accordance with Best Management Practice ("BMP") standards in accordance with Fairfax County requirements or as otherwise may be waived, modified or approved by DPW&ES.

12. The areas generally located southwest and east of the stormwater management pond shown on the CDP/FDP shall be preserved as open space/tree preservation areas subject to final delineation and/or minor modifications at subdivision plan review to accommodate final lot grading and final design of the stormwater management facility as approved by DPWES. In the event the size of the stormwater management pond decreases in any way from that shown on the CDP/FDP, those areas not devoted to the stormwater management pond, or its supportive infrastructure shall be preserved as open space/tree preservation areas. In order to potentially preserve additional open

space in the southwest corner of the property, subject to approval by DPWES, the Applicant reserves the right, at subdivision review, to explore options for reorienting the conceptual location of stormwater pond generally to the north and east so as to provide maintenance access from the right-of-way of Morgan Lane. Once final limits of tree preservation/open space areas are established pursuant to these proffers, there shall be no removal of vegetation in these areas except for the removal of dead or dying trees and the installation of necessary public utilities. Any such utility crossings shall be designed and engineered in the least disruptive manner possible.

13. Prior to final subdivision plan approval, the Applicant shall demonstrate to DPWES and DPZ that exterior noise levels within the yards and outdoor recreational areas of the approved lots are reduced to 65 dBA or less based on final site grades. The noise attenuation wall, which shall be constructed along the site's eastern periphery, shall be constructed to standards and materials which are approved by VDOT. This wall shall be designed to mitigate noise as generated by traffic at the time of subdivision plan approval. If the sound analysis required to be submitted by the Applicant and approved by DPWES at site plan review pursuant to this proffer indicates that the height of this wall shall exceed twenty (20) feet, then the rear yard setbacks adjacent to the wall shall be a minimum of twenty (20) feet.

14. In order to achieve a maximum interior noise level of 45 dBA Ldn, all units located between 65-70 dBA Ldn highway noise impact contours shall have the following acoustical attributes:

- (a) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39;
- (b) Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they shall have the same

laboratory STC rating as walls;

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

In order to achieve a maximum interior noise level of 45 dBA Ldn, all units located between the 70-75 dBA Ldn highway noise impact contours should have the following acoustical attributes:

- (a) Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45.
- (b) Doors and windows should have a laboratory STC rating of at least 37. If windows constitute more than 20% of any façade, they should have the same laboratory STC rating as walls.
- (c) Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

The Applicant may pursue other methods of mitigating highway noise than those described herein if it can be demonstrated, through an independent noise study for review and approval by DPWES, in consultation with DPZ, that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less.

LANDSCAPING

15. Landscaping shall be provided in substantial conformance with the overall quality and quantity of plantings identified in the landscaping concepts shown on the CDP/FDP. Landscaping shown along the southern lot line on the CDP/FDP shall be reviewed by the Urban Forester and

supplemented as determined necessary by the Urban Forester so as to ensure an effective year-round screen.

16. The specific type, number and placement of plantings and landscaping shall be determined at the time of site plan, subject to review and approval of a landscape plan by the Urban Forester, DPW&ES. If, during the process of site plan review, any new landscaping shown on the CDP/FDP cannot be installed or any landscaping shown in tree save areas is removed, in order to locate utility lines, trails, etc., as determined necessary by the Director, DPW&ES, then an area of additional landscaping of equivalent value, as determined by Urban Forester, DPW&ES, shall be substituted at an alternate location on the site.

LIMITS OF CLEARING AND GRADING

17. The approximate limits of clearing and grading shown on the CDP/FDP shall be considered minimum limits. A certified arborist shall be retained by the Applicant to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter, in the twenty (20) feet area adjacent to the proposed limits of clearing and grading for the entire site. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing consisting of a four (4) foot high, fourteen (14) gauge

welded wire fence, attached to six (6) foot steel posts, which are driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the subdivision plan's Phase I and II erosion and sediment control sheets in all areas.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fencing shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify, in writing, that the tree protection fence has been properly installed.

The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the Urban Forestry Branch. These methods shall be described in detail on the tree preservation plan.

RECREATION

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

19. To provide opportunities for passive recreation, the portion of the Tax Map 39-4-

((1))-123-A pt. generally located west of Morgan Lane and east of Gallows Road and not dedicated for public right of way under proffer 8, shall be dedicated at no cost and in fee simple to the Fairfax County Park Authority at subdivision plan approval. As part of this dedication, right-of-way needed for provide access to Railroad Street from Fourth Place, shall be dedicated to the Board of Supervisors or its assigns in fee simple.

20. Funds for two (2) interpretive marker signs, with a total cost not to exceed two-thousand (\$2,000) dollars, shall be provided for that portion of Parcel 123A which is to be dedicated to the Fairfax County Park Authority at the time of subdivision plan approval. The actual amounts for the required signs shall be determined by the Park Authority prior to subdivision plan approval.

ENERGY EFFICIENCY

21. All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes, or its equivalent as determined by DPW&ES, for either gas or electric energy systems as may be applicable.

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

CONTRACT PURCHASER
Tax Map 39-4-((1)), 154, 155,
156, 157, 158

CHRISTOPHER MANAGEMENT, INC.

By: _____
Its: _____

OWNER, TAX MAP NUMBER 39-4-((1))-156

Name: _____

OWNER, TAX MAP NUMBER 39-4-((1))-154

Name: _____

OWNER, TAX MAP NUMBER 39-4-((1))-123A pt.

Name: _____

OWNER, TAX MAP NUMBER 39-4-((1))-155

Name: _____

PROPOSED DEVELOPMENT CONDITIONS**FDP 1998-PR-026 (Christopher Management – Morgan Chase)****SEPTEMBER 15, 1999**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1998-PR-026 for residential development located at Tax Map 39-4 ((1)) 123A pt., -154, -155, -156, -157, -158 (inclusive of a portion of existing Railroad Street right-of-way) [2321 Morgan Lane, 7817 and 7825 Railroad Street], staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. No Residential Use Permits shall be issued until the noise attenuation wall has been constructed.
2. Lots 1-10 are located within the area which shall be impacted by highway noise between 65 and 70 dBA. Lots 11-37 are located within the area which shall be impacted by highway noise greater than 70 dBA. Appropriate measures shall be instigated, as discussed in the proffers, in order to mitigate highway noise on these lots.

REZONING AFFIDAVIT

DATE: August 30, 1999
 (enter date affidavit is notarized)

I, Carson Lee Fifer, Jr., Agent for Applicant
Christopher Management, Inc., do hereby state that I am an
 (enter name of applicant or authorized agent)

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

98-79c

in Application No(s): RZ/FDP 1998-PR-026
 (enter County-assigned application number(s). e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD above)
Christopher Management, Inc. Agent: E. John Regan, Jr.	11150 Main Street, Suite 400 Fairfax, Virginia 22030	Applicant/Contract Purchaser of Tax Map 39-4-((1)) 154, 155, 156 157, 158
The Estate of Mary I. Eller Executors: Wilbert Eller Arnold Eller, Jr. Beneficiaries: Patricia D. Minnoch Wilbert Eller	5310 Pageland Lane Catharpin, Virginia 22018 June M. Newago Stuart L. Eller	Property Owner Tax Map 39-4-((1)) 156 Arnold Eller, Jr. Lola I. Winkoop
Arnold Eller, Jr.	c/o Wilbert Eller 7735 Virginia Lane Falls Church, Virginia 22043	Property Owner Tax Map 39-4-((1)) 155
Daniel G. and Bernice E. Anderson	8236 Westchester Drive Vienna, Virginia 22182	Property Owner Tax Map 39-4-((1)) 157, 158

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

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

DATE: AUGUST 30, 1999
(enter date affidavit is notarized)for Application No(s): RZ/FDP 1998 PR-026
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relation- ships listed in BOLD in Par. 1(a))
Fraser Forbes Company LLC Agent: Richard U. Samit	2136-H Gallows Road Dunn Loring, Virginia 22027	Real Estate Broker for the Estate of Mary Eller
Elmer B. and Irene H. White	14337 Pine Valley Road Orlando, Florida 32826	Property Owner Tax Map 39-4-((1)) 154
Morgan Chase Associates, LLC Agent: E. John Regan, Jr.	1568 Spring Hill Road McLean, Virginia 22102	Property Owner Tax Map 39-4-((1)) 123A, pt.
Urban Engineering & Associates, Inc. Agents: Barry B. Smith Eric S. Siegel David McElhaney	7712 Little River Turnpike Annandale, Virginia 22003	Engineers
Snyder• Egbue Associates, Inc. Agent: James F. Snyder	8605 Westwood Center Drive Suite 209 Vienna, Virginia 22182	Architects
Studio 39 Landscape Architects, P.C. Agent: Joseph J. Plumpe	6416 Grovedale Drive Suite 100-A Alexandria, Virginia 22310	Architects
McGuire, Woods, Battle & Boothe LLP Agents: Carson Lee Fifer, Jr., Esquire Gregory A. Riegle Jill R. Gottdiener	1750 Tysons Boulevard Suite 800 McLean, Virginia 22102-3915	Attorneys/Agents (See Attachment 1(c) for Partners)

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

REZONING AFFIDAVIT

DATE: August 30, 1999
(enter date affidavit is notarized)

98-79c

for Application No(s): RZ/FDP 1998 PR-026
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Christopher Management, Inc. 11150 Main Street, Suite 400
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

E. John Regan, Jr.
W. Craig Havenner

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

OFFICERS
 Frederick A. Kober, President
 E. John Regan, Jr., Vice President/Treasurer
 W. Craig Havenner, Vice President, Secretary
 Constance H. Walker, Assistant Secretary

DIRECTORS
 Frederick A. Kober
 E. John Regan, Jr.
 W. Craig Havenner

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: August 30, 1999
(enter date and affidavit is notarized)

98-79c

for Application No(s): RZ/FDP 1998-PR-026
(enter County-assigned application number(s))

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

Urban Engineering & Associates, Inc. 7712 Little River Turnpike
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry B. Smith
Brian A. Sears
J. Edgar Sears, Jr.

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

J. Edgar Sears, Jr., President and Treasurer
Barry B. Smith, Vice President and Secretary

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

Morgan Chase Associates, LLC 1568 Spring Hill Road
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher Management, Inc. - Manager
E. John Regan, Jr., Member
W. Craig Havenner, Member
Frederick A. Kober, Member

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

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

DATE: August 30, 1999
(enter date affidavit is notarized)

98-79c

for Application No(s): RZ/FDP 1998-PR-026
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Snyder/Egbue Associates, Inc. 8605 Westwood Center Drive, Suite 209
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James F. Snyder
Frank U. Egbue

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

James F. Snyder
Frank U. Egbue

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

Studio 39 Landscape Architects, P.C. 6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Joseph J. Plumpe

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

Joseph J. Plumpe, President

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

DATE: August 30, 1999
(enter date affidavit is notarized)

98-79c

for Application No(s): RZ/EDP 1998-PR-026
(enter County-assigned application number(s))

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

Fraser Forbes Company LLC
2136-H Gallows Road
Dun Loring, Virginia 22027

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Managing Members: Richard U. Samit
John J. Protopappas

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

Managing Members: Richard U. Samit
John J. Protopappas

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: August 30, 1999
(enter date affidavit is notarized)

98-79c

for Application No(s): RZ/FDP 1998-PR-026
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP

- Aaronson, Russell T., III
- Adams, Robert T.
- Adams, William H.
- Allen, George F.
- Ames, W. Allen, Jr.
- Anderson, Arthur E., II
- Anderson, Donald D.
- Appler, Thomas L.
- Armstrong, C. Torrence
- Atkinson, Frank B.
- Aucutt, Ronald D.
- Bagley, Terrence M.
- Baril, Mary Dalton
- Barr, John S.
- Bates, John W., III
- Belcher, Dennis I.
- Berry, James I. Vance, Jr.
- Bittman, Robert J.
- Blaine, Steven W.

- Boland, J. William
- Bowie, C. Keating
- Bracey, Lucius H., Jr.
- Bradshaw, Michael T.
- Bridgeman, James D.
- Brittin, Jocelyn W.
- Broaddus, William G.
- Brown, Brickford Y.
- Brown, Thomas C., Jr.
- Burke, John W., III
- Burkholder, Evan A
- Burrus, Robert L., Jr.
- Busch, Stephen D.
- Cabaniss, Thomas E.
- Cairns, Scott S.
- Calabrese, Antonio J.
- Campbell, Douglas N.
- Canup, James W. C.
- Capwell, Jeffrey R.

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: August 30, 1999
(enter date affidavit is notarized)

98-79c

for Application No(s): RZ/FDP 1998-PR-026
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

- Carter, Joseph C., III
- Cason, Alan C.
- Chambliss, Samuel M., III
- Chastain, Karen M.
- Cherry, Ronald M.
- Christophoroff, Alexander
- Clancy, Michael
- Cogbill, John V., III
- Colangelo, Stephen M.
- Comey, James B.
- Corson, J. Jay, IV
- Costan, James M.
- Courson, Gardner G.
- Coward, Curtis M.
- Cranfill, William T., Jr.
- Cranford, Page D.
- Criser, Marshall M.
- Cromwell, Richard J.
- Cullen, Richard
- Cutillo, Kenneth J.
- Dabney, H. Slayton, Jr.
- Daugherty, Patrick D.
- Dawes, Michael F.
- Deem, William W.
- Den Hartog, Grace R.
- Donnelly, William E.
- Douglass, W. Birch, III
- Dowd, Michael G.
- Dudley, Waller T.
- Dyke, James Webster, Jr.
- Earl, Marshall H., Jr.

- Edwards, Elizabeth F.
- Erhardt, Clement D., III
- Etheridge, David Kent
- Evans, David E.
- Fain, Renee B.
- Feller, Howard
- Fennebresque, John C.
- Fifer, Carson Lee, Jr.
- Flemming, Michael D.
- Flippen, Edward L.
- France, Bonnie M.
- Franklin, Stanley M.
- Freye, Gloria L.
- Frias, Jaime A.
- Garrett, Sam Y., Jr.
- Getchell, E. Duncan, Jr.
- Ghartey-Tagoe, Kodwo
- Gieg, William F.
- Giguere, Michael J.
- Gillece, James P., Jr.
- Glassman, M. Melissa
- Goldman, Nathan D.
- Good, Dennis W., Jr.
- Goodall, Larry M.
- Gordon, Thomas C., Jr.
- Grandis, Leslie A.
- Grytdahl, Jay L.
- Guth, Cheryl O'Donnell
- Hahn, Carol W.
- Hampton, Glenn W.
- Harmon, T. Craig

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

DATE: August 30, 1999
(enter date affidavit is notarized)

98.79c

for Application No(s): RZ/FDP 1998-PR-026
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

- | | |
|------------------------|--------------------------------|
| Hay, Jeffrey S. | Marshall, Gary S. |
| Hayden, Patrick L. | Martin, George K. |
| Heberton, George H. | Martinez de Andino, J. Michael |
| Hobson, Richard R. G. | McArver, R. Dennis |
| Hornbrook, Michael J. | McCallum, Steve C. |
| Houston, David S. | McCann, John E. |
| Howard, Marcia Morales | McConnel, Richard S., Jr. |
| Huggett, Laura H. | McElligott, James P., Jr. |
| Hughes, Catherine V. | McElroy, Robert G. |
| Isaf, Fred T. | McFarland, Robert W. |
| Jennings, Michael L. | McGee, Gary C. |
| Jones, Ezra B., II | McGonigle, Thomas J. |
| Kane, Richard F. | McIntyre, Charles W., Jr. |
| Katsantonis, Joanne | McMenamin, Joseph P. |
| Keefe, Kenneth M., Jr. | McRill, Emery B. |
| Keefer, Christopher L. | McVey, Henry H., III |
| King, Donald E. | Melson, David E. |
| King, William H., Jr. | Menges, Charles L. |
| Kittrell, Steven D. | Michels, John J. |
| Krueger, Kurt J. | Middleditch, Leigh B., Jr. |
| La Frata, Mark J. | Milton, Christine R. |
| Lee, Jeffrey J. | Moran, Kenneth J. |
| Lefcoe, Vann H. | Morgan, O. Forrest |
| Levenson, David J. | Murphy, Brian D. |
| Levin, Michael H. | Murphy, Sean F. |
| Lewis, James M. | Murray, John V. |
| Lindquist, Kurt E., II | Natarajan, Ganesh |
| Little, Nancy R. | O'Grady, Clive R. G. |
| Lucas, Thomas M. | O'Grady, John B. |
| Macauley, Sandra K. | Oakey, David N. |
| Margulies, Richard N. | Oakey, John M., Jr. |

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

DATE: August 30, 1999
 (enter date affidavit is notarized)

98-79c

for Application No(s): RZ/EDP 1998-PR-026
 (enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
 McLean, Virginia 22102-3915

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

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

Oostdyk, Scott C.
 Padgett, John D.
 Page, Rosewell, III
 Pankey, David H.
 Partridge, Charles E., Jr.
 Patterson, Robert H., Jr.
 Pickens, B. Andrew, Jr.
 Pollard, John O.
 Price, James H., III
 Purdue, Ann R.
 Ramsey, Ann L.
 Rice, C. Daniel
 Richardson, David L., II
 Richardson, Lloyd M.
 Rifken, Lawrence E.
 Riopelle, Brian C.
 Roberson, Dean B.
 Roberts, Charles E.
 Robertson, David W.
 Robinson, Stephen W.
 Rohman, Thomas P.
 Rogers, Marvin L.
 Rooney, Lee Ann
 Russell, Deborah M.
 Rust, Dana L.
 Sanderlin, James L.
 Satterwhite, Rodney A.
 Schewel, Michael J.
 Schill, Gilbert E., Jr.
 Scott, R. Carter, III
 Scruggs, George L., Jr.

Sharp, Larry D.
 Shelley, Patrick M.
 Skinner, Halcyon E.
 Slaughter, Alexander H.
 Slaughter, D. French, III
 Slingluff, Robert L.
 Slone, Daniel K.
 Smith, John M.
 Smith, Kristen E.
 Smith, R. Gordon
 Sommers, Stephen W.
 Sooy, Kathleen Taylor
 Spahn, Thomas E
 Stallings, Thomas J.
 Steen, Bruce M.
 Stone, Jacquelyn E.
 Stoneburner, Gresham R.
 Story, J. Cameron, III
 Strickland, William J.
 Stroud, Robert E.
 Stump, John S.
 Summers, W. Dennis
 Swartz, Charles R.
 Swindell, Gary W.
 Tashjian-Brown, Eva S.
 Taylor, D. Brooke
 Taylor, Thomas E.
 Terry, David L.
 Terwilliger, George J., III
 Thomas, Kelly S.
 Thornhill, James A.

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

DATE: August 30, 1999
(enter date affidavit is notarized)

98-79c

for Application No(s): RZ/FDP 1998-PR-026
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

- Tierney, Philip
- Topolski, Douglas M.
- Toole, John H.
- Traver, Courtland L.
- Tucker, Sharon K.
- Twomey, William E., Jr.
- Van der Mersch, Xavier
- Vernon, Robert B.
- Waddell, William R.
- Walsh, James H.
- Watts, Stephen H., II
- Weisner, John M.
- Wells,, David M.
- Whitt-Sellers, Jane R.
- Whittemore, Anne M.
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest
- Wintriss, Lynn
- Wood, R. Craig
- Woloszyn, John J.
- Word, Thomas S., Jr.
- Worrell, David H., Jr.
- Younger, W. Carter
- Zhigachov, Igor
- Zirkle, Warren E.

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

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

REZONING AFFIDAVIT

DATE: August 30, 1999
(enter date affidavit is notarized)

98-79c

for Application No(s): RZ/FDP 1998-PR-026
(enter County-assigned application number(s))

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

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

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

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

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

Christopher Management, Inc. has contributed \$500.00 to the Friends of Bob Dix for two tickets to attend his birthday party.

Michael J. Giguere, partner at the law firm of McGuire, Woods, Battle & Boothe LLP, contributed in excess of \$200.00
Katherine K. Hanley, Board of Supervisors, Chairwoman, in June 1999.

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

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

WITNESS the following signature:

(check one) Applicant's Authorized Agent
Carson Lee Fifer, Jr., Agent for Applicant

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

Subscribed and sworn to before me this 30th day of August, 19 99, in the state of Virginia.

My commission expires: 3-31-02
Notary Public

STATEMENT OF JUSTIFICATION
MORGAN CHASE
March 12, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAR 16 1999

ZONING EVALUATION DIVISION

I. Introduction

The subject application filed on behalf of Christopher Management, Inc. is a request to permit an approximately 12.70-acre property to be rezoned from the R-1 District to the PDH-4 District. The property is recommended by the Comprehensive Plan for residential development at a density of between 3 and 4 units per acre. The proposed density is approximately 2.99 and is below the low end recommended density.

II. Compatibility with Surrounding Development

The surrounding property is recommended for development in the Comprehensive Plan with the type and similar to that proposed in connection with this application. The eastern boundary of the site is the Capital Beltway. The Applicant has coordinated extensively with the Virginia Department of Transportation and the County Department of Transportation to accommodate future right-of-way needs and design a sound attenuation wall which ensures noise levels are mitigated to levels which are consistent with the recommendations of the Comprehensive Plan. Under separate cover, the Applicant has prepared and submitted a detailed noise study which demonstrates that, with attenuation, the project will comply with the relevant environmental recommendations of the Comprehensive Plan as they relate to noise mitigation.

III. Design Benefits

The site design is carefully created to provide numerous amenities to both the benefit of off-site abutting properties and the future residents of Morgan Chase. The periphery of the property offers an open space buffer along Morgan Lane where the development is most visible. The Applicant has committed to an extensively landscaped buffer, including trees of varying size and species, a creatively designed fence, street lights and a sidewalk. These commitments are detailed in the CDP/FDP package.

Internally, Morgan Chase offers three distinctive unit types. The units are oriented at differing angles so as to create visual interest within the community and minimize views into garages. Of particular note, the units located closest to the Capital Beltway have been designed with innovative side-oriented yards and front courtyards which provide recreation space and outdoor private spaces which are shielded from the sound attenuation wall and the Capital Beltway. Also internally, and to make the community as interesting as possible, the streets, while in conformity with PFM requirements, offer a gradual curvature intended to provide more pleasing internal sight lines. Morgan Chase also offers an extensive internal landscaping program. Where possible, trees are located directly adjacent to the community streets. This placement of

trees directly adjacent to the edge of pavement as opposed to inside sidewalk areas creates a greener and more park-like atmosphere within the community.

The application property includes a strip of land located between the existing right of way associated with North and South Railroad Street. As requested by the Park Authority and the County Department of Transportation, portions of this area are anticipated to be dedicated for future right of way to correct the alignment of North Railroad Street and the remainder will be offered to the Park Authority for trails or similar passive recreation.

Consistent with the requirements of the County's Planned Development District, and for the reasons generally stated above, Morgan Chase offers an exemplary design. The overall design flexibility offered by the proposed PDH zoning is used to provide external buffers not required by conventional zoning districts and is used to design to create visual interest within the community and develop a housing type that is responsive to the environmental constraints imposed by the site's proximity to the Capital Beltway. Other amenities offered within the community include the following: entry columns and an attractive entry feature; a large seating pavilion located near the site entrance; street furniture through-out the community; guest and visitor parking in excess of minimum Zoning Ordinance requirements; and attractive street lighting concepts, both within the community and along Morgan Lane.

IV. Requested Waivers

The Applicant requests a waive of the provisions of Article 2 of the Zoning Ordinance which stipulate that the residential development shall be set back a minimum of 200 feet from the right of way of interstate highways such as the Capital Beltway. As stated, the Comprehensive Plan recommends this site for residential development. The Applicant has submitted a noise study demonstrating how noise impacts can and will be mitigated. The requested waiver does not impact the ability to improve the Capital Beltway. In furtherance of the transportation recommendations of the Comprehensive Plan, the Applicant has committed to dedicate a significant portion of the property for future improvements to the Capital Beltway. The Applicant has worked cooperatively with VDOT and the County Department of Transportation to ensure that all of the proposed development is outside of any area which would be needed for future improvements to the Beltway. Subject to the design and installation of a noise attenuation wall, there will not be adverse impacting the residents of this planned community.

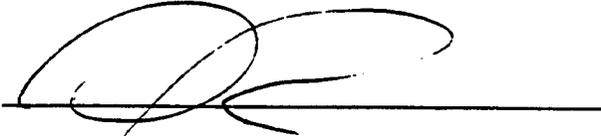
V. Conformity with the Zoning Ordinance Requirements

With the exception of the waiver described above, the proposed development conforms to all applicable ordinances, regulations and standards for development under the provisions of the PDH-4 zoning district. Adequate utilities, drainage, parking, and other facilities needed to serve this use will be provided. For all of the aforementioned

reasons, the Applicant respectfully requests the Staff and Planning Commission endorse and the Board of Supervisors approve this rezoning request.

McGuire, Woods, Battle & Boothe LLP

By: _____

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned over a solid horizontal line.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Revised LAND USE ANALYSIS: RZ/FDP 1998-PR-026
Christopher Management - Morgan Chase

DATE: 6 August 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

DESCRIPTION OF THE APPLICATION:

Date of Development Plan: June 30, 1999.
Request: Rezoning from R-1 to PDH-4 for 38 single-family detached dwellings
DU/AC: 2.99
Land Area: 12.70 acres.

CHARACTER OF THE SURROUNDING AREA:

The subject property is located in the northwest quadrant of the intersection of I-495 and Idylwood Road. The area has numerous older scattered single-family detached dwellings, many of which are being redeveloped under land consolidations with densities commensurate with the planned density of 3-4 dwelling units per acre. Shreve Hill is located at the southwest corner of the site. It is developed under PDH-3 zoning with an average lot size of about 10,400 square feet. The Kings Glen R-4 subdivision is located along the western boundary of the site, also with frontage on Morgan Lane. The average lot size in this subdivision is about 9,800 square feet. There is some older residential development on single lots zoned R-1. Most of this older residential development is on larger lots than more recent subdivisions that have densities within the planned density range.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

Plan Text:

On page 364 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Cedar Community Planning Sector (V2) in the Vienna Planning District, the Comprehensive Plan states:

“4. The portion of the sector south of Railroad Street and east of Gallows Road is planned for residential use at 3-4 dwelling units per acre. Development above the low end of the Plan density range should meet the following conditions:

...

- Substantial consolidation of adjacent parcels to ensure coordinated development....”

Plan Map:

The Comprehensive Plan map shows the property is planned for residential use at a density of 3-4 dwelling units per acre.

Analysis:

The proposed consolidation is logical and substantial for this immediate area. This is an application for residential development within the planned density range of 3-4 dwelling units per acre. The project raises design quality and compatibility issues which are discussed below in light of the following Policy Volume text.

Plan Text:

On pages 31 and 35 in the LAND USE section of the 1990 Policy Plan, as amended through February 10, 1997, in the LAND USE PATTERN and LAND USE COMPATIBILITY sections, the Plan states:

“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on...the surrounding community will not occur....

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern , which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses....

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area....”

Analysis:

Density

The application requests a density below the planned density range. The gross density calculation is skewed however, by the inclusion of a narrow un buildable open space strip along Railroad Street. This strip has no building potential and is separated from the developable portion of the site. The effective density of the site would be within the panned density range.

Lot Size Compatibility

One way that compatibility of residential development on infill parcels is judged is by comparing average lots size with that of existing residential development in the immediate vicinity. This tool is particularly applicable when the application land and the adjacent subdivisions are within the same density range, which is the case here. The proposed average lot size in this application is 5,397 square feet. This is considerably smaller than the average lot size in King’s Glen, which is about 9,800 square feet and in Shreve Hill, which is about 10,400 square feet. This lot size discrepancy is partly off-set by the fact that the application shows an effective buffer and screening treatment, including a decorative fence and planted trees, along the edge of the subject property that is adjacent to King’s Glen.

Planned Unit Development Amenities

Because this application is for a planned unit development lots can be smaller than in conventional zoning districts. The purpose of this is to preserve environmental resources above and beyond the ECQ. This would include such elements as specimen trees and open space. This is a heavily wooded site, so tree save is very desirable. The saving of specimen trees or groups of trees should be a primary design factor for this site. As designed, not enough tree resources are preserved on this site. One of the best parts of the property to do this is the southern part of the site particularly along the southern boundary of the site next to the existing dwellings that front on Idylwood Road. Other amenities that should be considered for a planned unit development option are outdoor recreation opportunities. Appropriate facilities

include walkways through some of the tree save areas and pedestrian connections from this site toward nearby Countywide trails, if any are located in the vicinity.

The Impact of the Future I-495 Noise Wall on the Living Environment

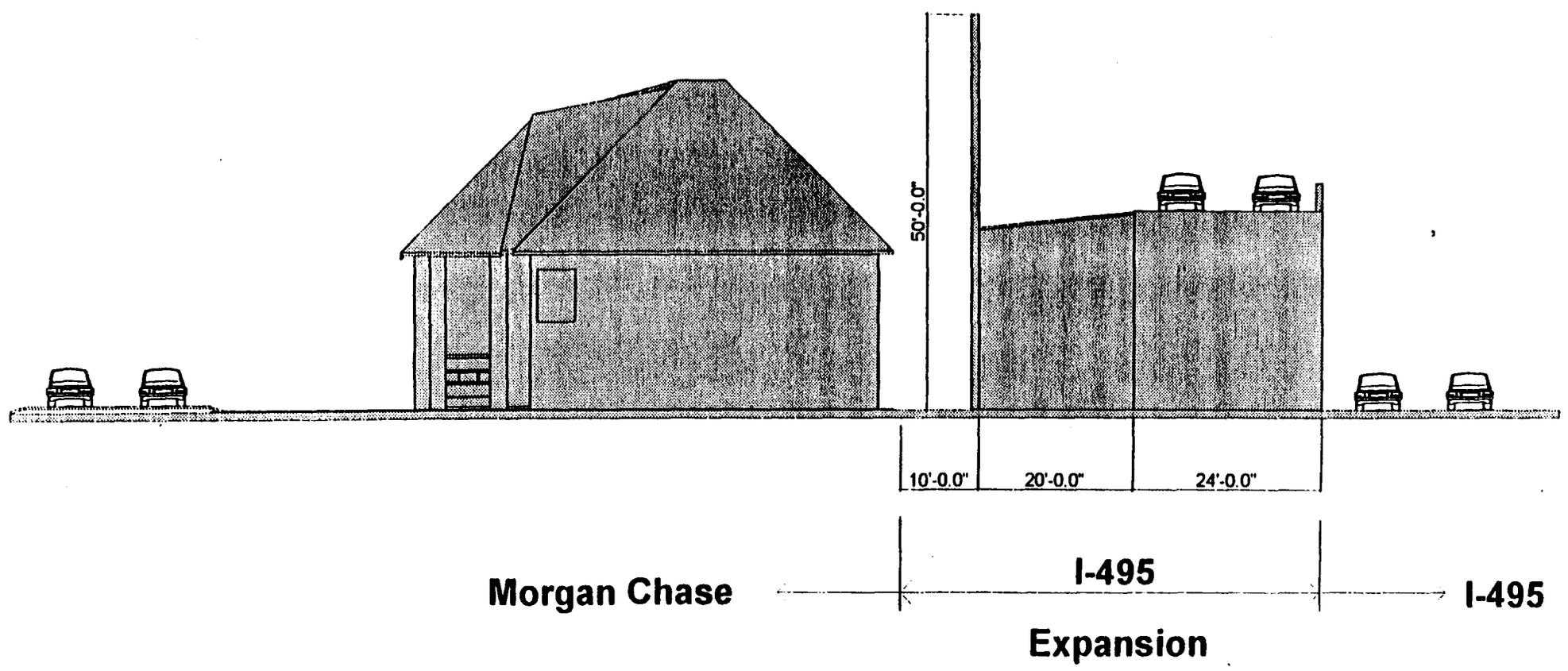
According to the County Department of Transportation (DOT), the Virginia Department of Transportation (VDOT) is planning to expand I-495, which could possibly mean acquisition of the eastern part of this site. The exact width of the future right-of-way cannot be stated, however. It is possible that the expansion of I-495 could bring a ramp and noise wall, in combination as high as 50 feet, to within ten feet of the nearest lots as shown on the application. As shown on the proposed development plan, the dwellings are relatively close to the lot line that would be near the noise wall. The potential effect could be to create a canyon-like corridor in back of the homes adjacent to I-495. Maintaining a larger separation from I-495 improvements is highly desirable. The attached diagrams illustrate the potential relationship of lots proposed on the subject property to a potential ramp and noise wall.

The applicant has agreed to build a noise wall to VDOT standards but to locate it some distance from the edge of the present right of way. If the amount of the right-of-way is increased, the residents could be faced with the noise wall being reconstructed closer and higher, since there is a possibility that the closest travel lane would be elevated.

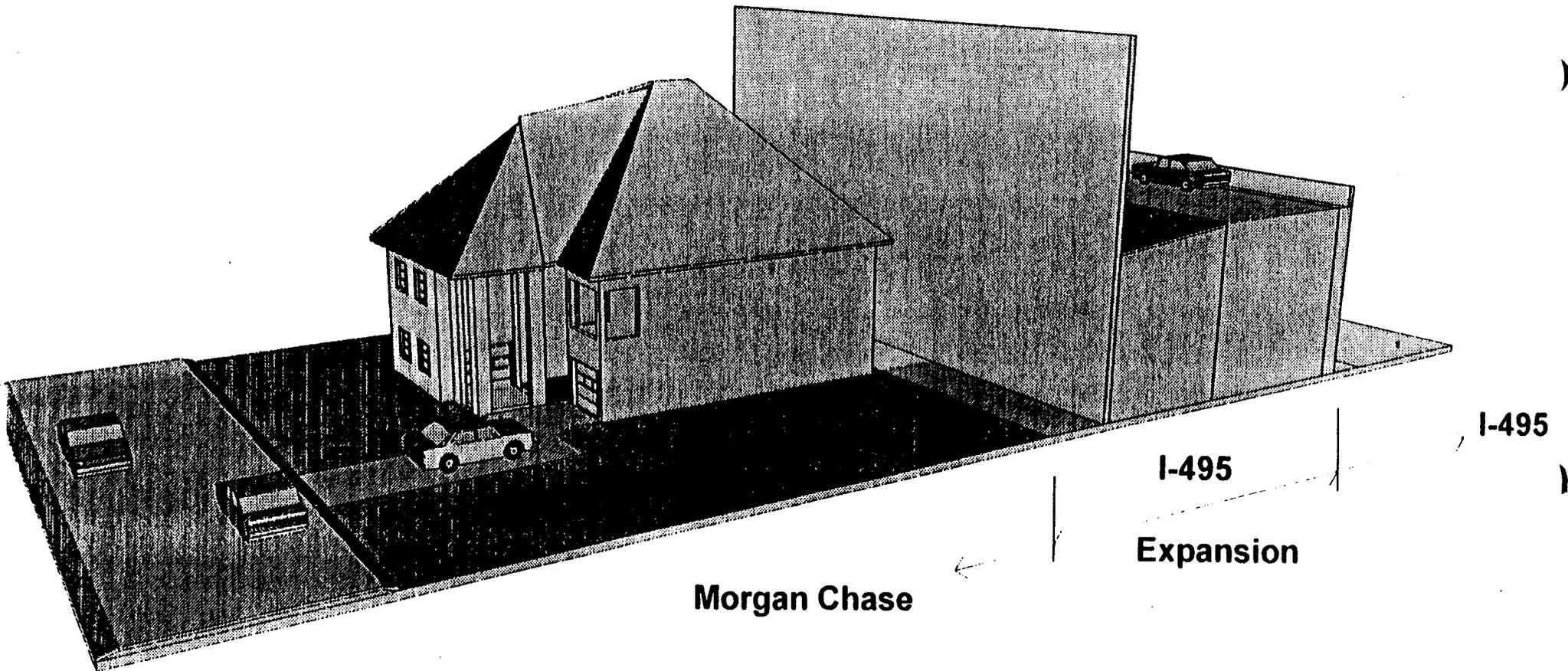
BGD:SEM

Morgan Chase Residential Proposal And I-495 Expansion

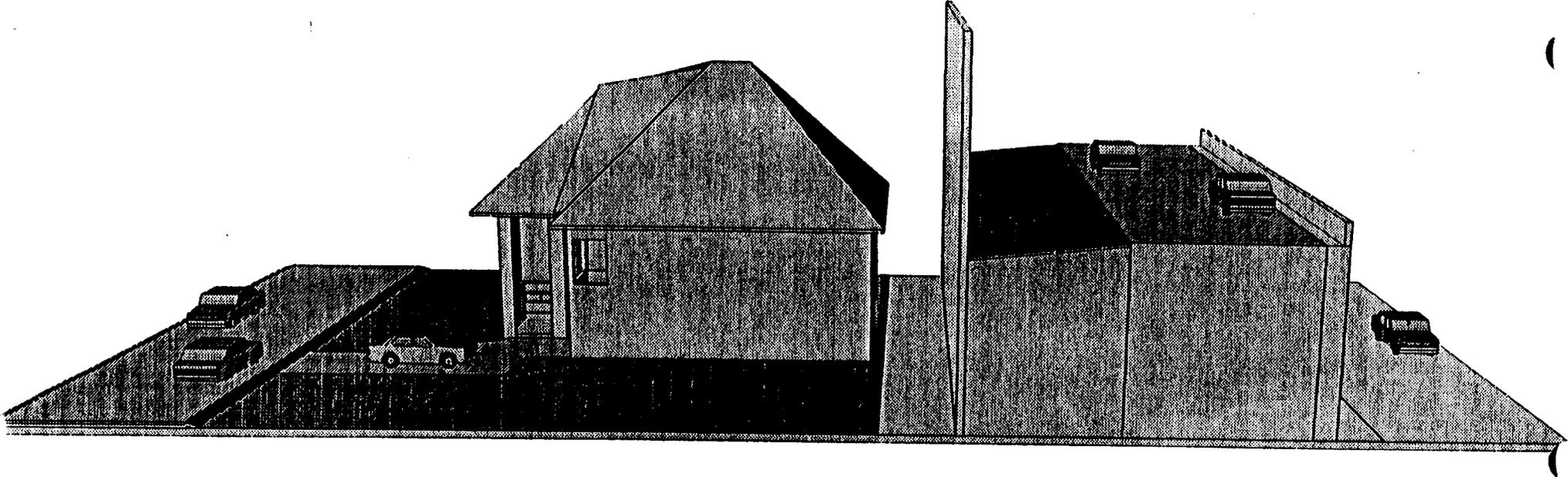
RZ 98-PR-026



Morgan Chase Residential Proposal RZ 98-PR-026 And I-495 Expansion



**Morgan Chase Residential Proposal RZ 98-PR-026
And I-495 Expansion**

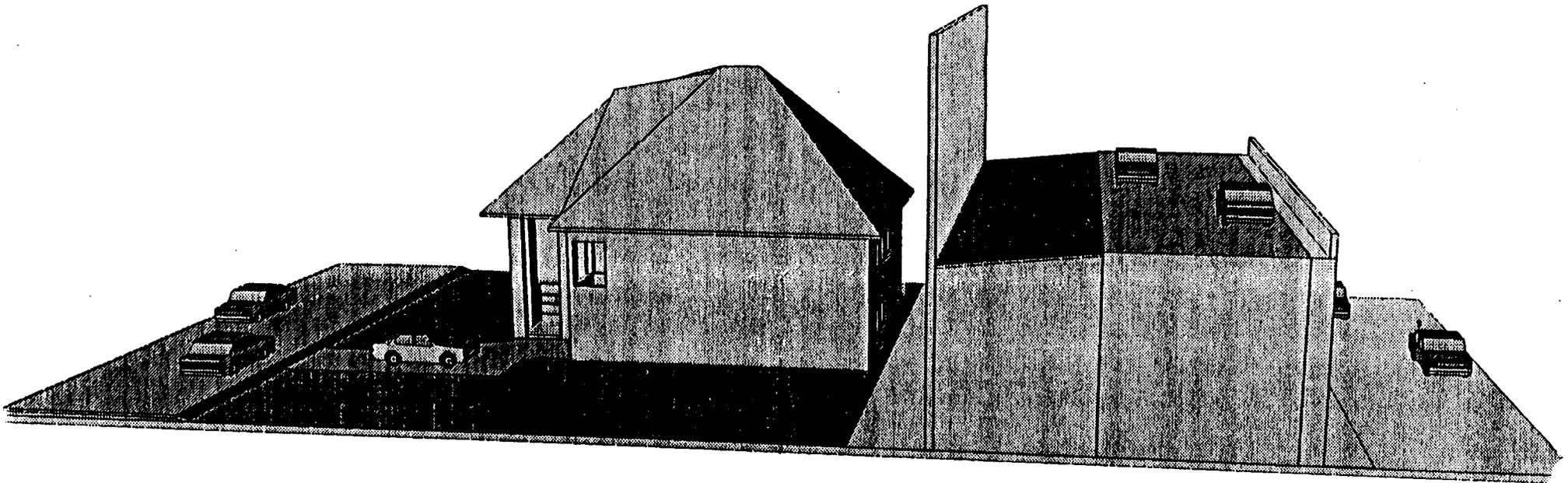


Morgan Chase

**I-495
Expansion**

I-495

**Morgan Chase Residential Proposal RZ 98-PR-026
And I-495 Expansion**



Morgan Chase

**I-495
Expansion**

I-495

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

FILE: 3-4 (RZ 1998-PR-026)

SUBJECT: Transportation Impact

REFERENCE: RZ 1998-PR-026; Christopher Management, INC.
Traffic Zone: 1538
Land Identification Map: 39-4 ((1)) 123A, 154, 155, 156, 157, and 158

DATE: August 24, 1999

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Office dated August 16, 1999.

The referenced application proposes to rezone approximately 12.70 acres of land from the R-1 to the PDH-4 residential designation. It is anticipated this use will generate 424 VPD/44 VPH based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use code 210). This Office has reviewed the subject application and offers the following comments:

- Morgan Lane is on the Comprehensive Plan to be extended from Railroad Street to Idylwood Road. Frontage improvements should include construction of half of a two lane road section and terminating into a temporary turn a round. The temporary turn a round should be terminated on land that is part of this development and not off site as shown on the applicant's development plan. VDOT may at time of site plan approval require a full two lane road section be constructed. This Department would support waiver of the frontage improvements for Morgan Lane if escrow of funds for these improvements were contributed by the applicant. This escrow could be used to fund other improvements in the area of Oak Street which maybe of greater need at this time.

Barbara Byron
August 24, 1999
Page 2

- Staff recommends that VDOT standard sound walls be constructed within the VDOT right-of-way to mitigate any adverse noise impact I-495 would have on this development.
- The Capital Beltway I-495 is currently being studied to be widened. The widening of the Capital Beltway will have a significant impact on this site. The applicant has proposed to reserve for future dedication right-of-way that is sufficient to meet the anticipated needs of this project. VDOT has reviewed this reservation area is in a agreement.

AKR/MGC:mgc

cc: Michelle Brickner, Director, Site Review Division, Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

DAVID R. GEHR
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

May 6, 1999

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

Re: RZ 1998-PR-026, MORGAN CHASE
Tax Map No.: 039-4/01/ /123-A, 154, 155, 156 - 158

Dear Ms. Byron:

This office has reviewed the generalized development plan relative to revised zoning application 1998-PR-026 and offers the following comments:

1. Railroad Street should receive full frontage improvements and be improved to conform with the PFM standard TS-2 to include curb and gutter and 50' right-of-way dedication. The full TS-2 section should be constructed.
2. Morgan Lane should receive full frontage improvements to conform with the PFM standard TS-2. The proposed turnaround at the end of Morgan Lane should consider the future connection to Idylwood Road per the Fairfax County Transportation Plan amended through February 22, 1999.
3. The Virginia Department of Transportation does not support the concept of private streets due to the problems associated therewith. The proposed internal street should be designed and constructed as a public street. The plans should clearly show that any proposed private streets allowed by Fairfax County are not eligible for state maintenance. All proposed public streets should clearly delineate state rights-of way and any easements required.
4. The vacation process for Railroad Street should be completed prior to site plan review.

Barbara A. Byron

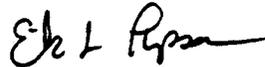
May 6, 1999

Page 2

5. Right-of-way dedication along the Capital Beltway should accommodate future widening. Any right-of-way reserved for public road dedication should be dedicated and shown as such.
6. The plan note reading "SOUND WALL TO BE INSTALLED ALONG I 495 IN EXACT LOCATION AS TO BE DETERMINED BY ACOUSTICAL ENGINEER AND VDOT" should be removed from the plans. The designs of sound walls to be located within state right-of-way are subject to the review and approval of the Virginia Department of Transportation's Environmental Division. If it is determined that noise abatement walls are to be placed within state right-of-way, their design and construction must be in accordance with VDOT and FHWA standards.

Should you have any questions, please feel free to call me at (703) 383-2067.

Sincerely,



Errick L. Thompson
Transportation Engineer Tr.

cc: Mr. R.L. Moore

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 1998-PR-026
FDP 1998-PR-026
CHRISTOPHER MANAGEMENT

DATE: 6 August 1999

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated June 16, 1999. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

1. **Environmental Quality Corridors (Objective 9, pp. 91 - 93, The Policy Plan)**

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

pollution.

Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

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

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

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

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

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

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

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

2. **Transportation Generated Noise (Objective 4, p. 89, The Policy Plan)**

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

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

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

3. **Tree Preservation (Objective 10. p. 93, The Policy Plan)**

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

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

4. **Light Pollution (Objective 5 p. 89, The Policy Plan)**

“Minimize light emissions to those necessary and consistent with general safety.

Policy a.. Recognize the nuisance aspects of unfocused light emissions.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. **Environmental Quality Corridor**

Issue: Holmes Run is located just off the southwest corner of this site. A portion of the Holmes Run EQC extends onto this site. The precise EQC boundary was not established as part of last year’s initial submission of this application.

The Holmes Run EQC extends onto the southwestern corner of the site where the development plan shows clearing and grading for a stormwater management pond (see attached map). The EQC should be preserved undisturbed on site.

At some point in the future, there is a possibility that Morgan Lane may be extended across Holmes Run adjacent to this site. This seems unlikely since the proffers for the adjacent Shreve Hill project (RZ 94-P-057) state that the applicant will “diligently pursue abandonment of Morgan Lane” between Elm and Idylwood. However, if plans change and Morgan Lane is eventually constructed, then the EQC may be eliminated from this site as a result of road construction. Until the time that Morgan Lane is constructed across Holmes

Run, there is EQC onsite.

Suggested Solution: The EQC should be shown on the development plan and the proposed stormwater management pond should to be relocated outside of the EQC.

2. Transportation Generated Noise

Issue: Staff performed a preliminary highway noise analysis for this site based on projected traffic levels for I-495. This analysis produced the following noise contour projections based on soft-site conditions (note: DNL dBA is equivalent to dBA L_{dn}):

DNL 65 dBA	1,200 feet from centerline
DNL 70 dBA	560 feet from centerline
DNL 75 dBA	260 feet from centerline

Based on this preliminary noise analysis, the entire site will be impacted by highway noise of 65 dBA or higher. Except for proposed lots 1- 10, all other lots will be impacted by highway noise of 70 dBA or higher. 75 dBA or greater will impact lots 13 - 16.

This site is located adjacent to I-495. Future expansion of the I-495 right-of-way will encroach on a strip of land along the eastern boundary of this site. The development plan shows 12 lots contiguous to the future interstate right-of-way. Of those 12 lots, ten will have single family detached homes within ten feet of the future I-495 right-of-way. As a result, it is likely that noise levels will be substantially higher in the future.

The applicant is requesting a waiver of the Zoning Ordinance requirement to reduce the residential building setback from an interstate highway right-of-way from the required 200 feet to 10 feet from the area reserved for future I-495 dedication. The development plan indicates that an interim sound barrier will be constructed onsite between 30 and 50 feet from the lots that back toward the highway. No study has been submitted to indicate the height or design of the proposed wall.

While detailed plans are not yet available from VDOT, the initial sound barrier as proposed by the applicant will likely need to be removed and replaced at the time of construction of the expanded I-495. VDOT usually retains a ten foot maintenance road on the back side of a sound barrier wall. As a result, the new

sound barrier could be located as close as ten feet to the property line and just twenty feet from the homes for those lots that front future I-495 right-of way.

Preliminary estimations are that the I-495 expansion area adjacent to this development will be elevated by 25 or more feet. As a result, any sound barrier wall will need to be relatively tall to be effective in blocking noise. Under the worst case scenario, there may be a fifty foot high wall/ramp combination within 25 feet of single family detached homes on this site.

The applicant's proposed 10 foot house setback from an interstate highway right-of-way raises many concerns related to the design of this planned unit development, including the quality of life for the future homeowners adjacent to the highway and noise mitigation. Staff is particularly concerned about the potential for the future I-495 noise wall to create a canyon like effect on the proposed houses closest to the highway and block natural light to the homes and yards for these lots.

The applicant has not submitted a noise analysis for the proposed wall and it is unclear as to how noise will be mitigated on this site both initially and after expansion of I-495. Because of the complexity of the related buffering and design issues, staff believes that it is necessary to establish appropriate noise mitigation for this site now rather than at the site development stage. It is particularly desirable to address the issue of maintaining an appropriate setback distance on this site from the expanded I-495 right-of-way so that the future noise wall does not significantly block natural light to homes.

Suggested Solution: The applicant should demonstrate how highway noise will be mitigated on this site in a manner that achieves an appropriate site design and does not create a problem for future homeowners adjacent to the noise wall.

The initial noise wall should be built in a location at the western edge of the area reserved for I-495 road dedication. That way, there is a possibility that the noise wall can be retained following expansion of I-495. In addition, homeowners will not become accustomed to an interim noise wall being located in one place only to discover that the final noise wall, following expansion of I-495, will be located much closer to their homes.

The limits of clearing and grading shown on the development plan need to be revised to reflect the proposed noise wall.

3. Tree Preservation

Issue: Except for the a small strip in the northern portion of this site, the property is entirely forested with a mature stand of trees (predominately oak and hickory). The development plan does not indicate that any of this stand of trees will be preserved except temporarily in the area reserved for future expansion of I-495. The Plan calls for protecting and restoring tree cover during development. This is especially important where mature stands exist such as on this site.

Suggested Solution: Stands of trees should be preserved on this site particularly:

- A. In and adjacent to the EQC.
- B. Along the southern and eastern property boundaries as a buffer. *and*
- C. Along steep slopes greater than 15%.

Proposed lots 25 and 26 are on steep slopes greater than 15%. The development plan should be revised to show this portion of the tract as part of the planned tree preservation area for the site. A tree survey should be conducted to evaluate this and other areas onsite for tree preservation. The urban forester should review the tree survey to help identify tree save areas. Tree preservation areas (including an appropriate surrounding buffer area such as the dripline of the trees to be saved) should be clearly identified on the development plan.

4. Light Pollution

Issue: Light pollution is concern because this is an infill development.

Suggested Solution: All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting. Lighting for property name signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than back-lit signs and direct any light downward on the sign rather than upward or horizontally.

BGD:JPG

EA: 38-4-23
KINGS GLEN - SECTION 2

DB. 6802 PG. 712

DB. 6877 PG. 147

ZONED: R-4

USE: RESIDENTIAL

PARCEL A1

APPROX. LOC. EX. 8" SAN

APPROX. LOC. EX. 8" SAN

APPROX. LOC. EX. 8" SAN

CL

EQC
LIMITS

PROPOSED
SWM/BMP
DRY POND

±20
(±6.09m)

±5670 SF

1

±5670 SF

2

N88°57'

27°55'
(8.40m)

2 S

±5464.80

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Inda Stagg, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: August 2, 1999

FROM: Keith W. Cline, ^{YWC} Urban Forester II
Urban Forestry Branch, OSDS

SUBJECT: Morgan Chase, RZ 1998-PR-026

RE: Your request received July 20, 1999

This review is based on the Conceptual Development Plan/Final Development Plan (CDP/FDP) which is stamped as received in the Department of Planning and Zoning on July 2, 1999, and site visits conducted on July 26 and 28, 1999.

Site Description: This site includes several single family homes and several forest cover types. The site is primarily an upland deciduous forest, 20 to 40 years old, but the quality of the forest varies greatly throughout the site. The southern one-third of the site contains the highest quality forest stands. Tree preservation efforts should be concentrated in this area. The southern one-third of the site includes a stand of red maples and tulip poplars, in fair to good condition, close to the southern property line, and a healthy oak forest, with mountain laurel in the understory, on the steep slopes and higher elevations. The central portion of the site is also primarily oaks, but the forest is in only fair condition with a sparse understory and disturbed soils. The northern one-third of the site is a mix of young to medium aged pioneer tree species, in fair to poor condition, growing in disturbed areas, and scattered large oaks on the existing house lots.

Specific Comments

1. **Comment:** The highest quality trees are located in the southern one-third of the site, but no tree save areas are shown in this portion of the site.

Recommendation: Redesign the lot configuration to provide a tree save area(s) in the southern one-third of the site. The entire area that now includes the SWM/BMP pond, lots 1, 2, 25, and 26, and the southern property line, should be redesigned to provide a large contiguous tree save area. The SWM/BMP facility should be designed to require the least amount of clearing and grading possible. Existing trees should be preserved along the western and southern property lines instead of the clearing and landscaping now shown. Supplemental landscaping could be provided in the tree save area if needed.

2. **Comment:** Twenty-eight large deciduous trees are shown to be planted between the sidewalk and the street in front of lots 1 to 26. At least 14 of these trees cannot be planted as shown because the planting strip is too narrow (the PFM requires a minimum of 8 foot wide planting areas). The provided tree cover for this site is almost exactly the same as the tree cover required. If these large deciduous trees cannot be planted as shown, and if comments #1 is not addressed, this site will not meet the required 20% tree cover.

Recommendation: Only those landscape trees that meet the minimum requirements for planting areas should be shown on the CDP/FDP. Either revise the plan to show proper planting spaces or delete the trees from the CDP/FDP.

3. **Comment:** Trees to be preserved on this site will require protection and care throughout the development process.

Recommendation: Recommended proffer language to address this issue: "The applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter 20 feet to either side of the proposed limits of clearing and grading for the entire site. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization."

"All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the phase I & II erosion and sediment control sheets in all areas."

"The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fence shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence has been properly installed."

Morgan Chase
RZ 1998-PR-026
August 2, 1999
Page 3

“The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the Urban Forestry Branch. These methods shall be described in detail on the tree preservation plan.”

Please contact me at 324-1770 if you have any questions.

KWC/
UFBID#00-0144

cc: Irish Grandfield, Environmental Planner, E&DRB, Planning Division, DPZ
Steve McGregor, Land Use Planner, E&DRB, Planning Division, DPZ
RA File
DPZ File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: September 22, 1998

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ / FDP 1998-SU-026
Tax Map No. 039-4- /01/ /0123-A, 0154 THRU 0158

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
SEP 24 1998
ZONING EVALUATION DIVISION

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

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

5. Other pertinent information of comments: _____

FAIRFAX COUNTY WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

April 28, 1999

MEMORANDUM

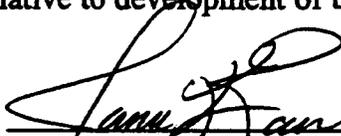
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 98-PR-026
FDP 98-PR-026

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

1. The application property is not located within the franchise area of the Fairfax County Water Authority.
2. Water service is not available from FCWA.
3. Other pertinent information or comments:
City of Falls Church water service area. See enclosed map.
4. FCWA has a 42" Transmission Main along Sandberg Street and reserves the right of review and approval of site plan relative to development of this site.



Jamie K. Bain, P.E.
Acting Manager, Planning

Attachment



See (39-2X1-300)

See (39-4)(1-102)

(P-1888-1)

Type III Valve C/V Valve/Air Release

42" D.I.P.

Type SA Valve/Air Release

Type SA Valve/Air Release

CITY OF FALLS CHURCH SERVICE AREA

City of Falls Church Service Area

See (40-2X1-2)

SCALE IN FEET

49-2
 USERS NOTING ERRORS, OR OMISSIONS
 ON THIS SYSTEM MAP SHEET CONTACT

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

April 26, 1999

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Final Development Plan
FDP FDP 1998-PR-026 and rezoning Application RZ 1998-PR-026

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #13, **Dunn Loring**.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

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

Date: 4/28/99
Map: 39-4

FROM: Facilities Planning (246-3609)

Acreage: 12.70 PU 3917, 3918

From: R-1 To: PDH-4

SUBJECT: Schools Analysis, Rezoning Application

Case# RZ-99-PR-026

The following information is submitted in response to your request for a school analysis for the referenced rezoning application. A comparison of estimated student generation between the proposed development plan and that possible under existing zoning area are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning Increase Decrease	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students		
Elem. (K-6)	S/F	38	x .4			x				15
Inter. (7-8)	S/F	38	x .071			x				3
High (9-12)	SF	38	x .154			x				6

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

School Name And Number	Grade Level	9/30/98 Capacity	9/30/98 Membership	Projected Membership				
				99-00	00-01	01-02	02-03	03-04
Stenwood	K-6	428	327	335	330	318	312	324
Kilmer	7-8	850	594	636	685	694	727	735
Marshall	9-12	1700	1115	1154	1118	1158	1199	1223

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

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

Comments:

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: 6-9-99

FROM: Ronald N. Kirkpatrick, Director
Utilities Planning and Design Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUN 9 1999

ZONING EVALUATION DIVISION

Name of Applicant/Application: Christopher Management, Inc.

Application Number: 1998-PR-026

Type of Application: RZ/FDP

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

Date Received in UP&DD: April 26, 1999

Date Due Back to DPZ: May 18, 1999

Site Information: Location - 39-4((1))123A, 154-158
Area of Site - 12.7 acres
Rezone from - R-1 to PDH-4
Watershed/Segment - Cameron Run / Memorial

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

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

If yes, describe: **There are complaints, on file with PSB, concerning stream erosion and yard flooding, approximately 400 feet to 1,500 feet downstream of this proposed development.**

- Master Drainage Plan (proposed projects): **CA354 - Channel restoration and stabilization project is located approximately 500 feet downstream of site.**
- UP&DD Ongoing County Drainage Projects: **None.**
- Other Drainage Information: **None.**

RE: Rezoning Application Review

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program:

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other UP&DD Projects or Programs:

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: Christopher Management, Inc. / RZ/FDP1998-PR-026

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

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

DRAINAGE RECOMMENDATIONS: None.

TRAILS RECOMMENDATIONS: None.

SCHOOL SIDEWALK RECOMMENDATIONS: None.

SANITARY SEWER E&I RECOMMENDATIONS:

Yes NOT REQUIRED

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

Other E&I Recommendations: None.

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: None.

UP&DD Internal sign-off by:

Planning Support Branch (Ahmed Rayyan)	
Utilities Design Branch (Walt Wozniak)	WTW
Transportation Design Branch (Larry Ichter)	LLI
Stormwater Management Branch (Fred Rose)	

RNK/rz98pr26

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

Fairfax
County
Park
Authority



MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: August 23, 1999

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: RZ/FDP 1998-PR-026
Morgan Chase
Loc: 39-4((1))123-A pt.,154,155, 156,157,158

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

Cultural Resources Dedication

The Park Authority Board requests that a portion of parcel 123A (Tax Map 30-4((1))123A) west of Morgan Lane which is part of the Morgan Chase development be dedicated to the Fairfax County Park Authority. The Fairfax County Heritage Resource Management Plan's study unit H-6 (Agrarian Fairfax) emphasizes the importance of preserving evidence of transportation networks which affected the County's economic development between 1840 to 1940. Dedication of the trolley railroad bed would preserve a significant site associated with this period in the County's history.

The Park Authority requests the developer to provide funds to the FCPA, for two cultural resources signs (each sign would cost approximately \$1,000) at the time of dedication of the cultural resource site.

A US Post Office map from 1912 shows a trolley or electric train line on Railroad Street. The trolley ran between Vienna and Falls Church and represents a component of the early suburban transportation system of Fairfax County.

County Archaeological Services has recommended to the Department of Planning and Zoning to require Phase I, II (if warranted) and Phase III (if warranted) archaeological excavations. The FCPA concurs with the recommendation.

The Conceptual/Final Development Plan shows four standing structures. Three structures were found on parcels 156, 157, and 158, which abut Railroad Street. Historic maps indicate that these three structures were built between 1912 and 1949. Historic maps and aerial photography indicate a fourth house, on parcel 155, was built after 1955.

Barbara Byron
RZ/FDP 1998-PR-026
Morgan Chase
August 23, 1999
Page 2.

The Comprehensive Plan for Fairfax County, Virginia, Area II, Vienna Planning District, Cedar Community Planning Sector-V2, Recommendations, Heritage Resources, states: "Significant heritage resources may be located in the open spaces and older neighborhoods of this planning sector. Development of these areas, including parkland, should be preceded by heritage resource surveys and appropriate preservation of significant heritage resources."

Recreational Facilities

Provide the proportional cost of \$38,200 to the Fairfax County Park Authority to acquire/develop/maintain athletic fields and facilities in a nearby park to serve the residents of this development.

The development plan for Morgan Chase will construct 40 single family units that will add 118 persons to the current population of Providence District. The plan shows a gazebo and trails as recreational amenities at the site. Residents of the development will demand several other outdoor facilities such as picnic area, playground/tot lot, basketball, tennis, volleyball, and use of athletic fields. Deficiencies exist in most recreational facilities in this district. The proportional cost to provide recreational amenities for these residents is \$38,200.

The Comprehensive Plan for Fairfax County, Virginia, Parks and Recreation, Objective 4, Policy a, Page 164, states: "Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...."

The Comprehensive Plan for Fairfax County, Virginia, Parks and Recreation, Objective 4, Policy b, Page 164, states: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity."

cc: William C. Cuttler, Planning and Development, FCPA
Barbara Naef, Resource Management, FCPA
Dorothea L. Stefen, Plan Review Case Manager, FCPA
Todd Bolton, Plan Review Team, FCPA
Gail Croke, Planning and Development, FCPA
Richard Sacchi, Plan Review Team, FCPA
Mubarika Shah, Plan Review Team, FCPA
Mark Holsteen, Right-of-Way Agent, FCPA

16-101 General Standards

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

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

16-102 Design Standards

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

- ☑ 1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
- ☑ 2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
- ☑ 3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to

provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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