



FAIRFAX COUNTY

APPLICATION FILED: December 9, 1998
PLANNING COMMISSION: May 20, 1999
BOARD OF SUPERVISORS: Not Yet Scheduled

V I R G I N I A

May 5, 1999

STAFF REPORT

APPLICATION RZ/FDP 1998-LE-069

LEE DISTRICT

APPLICANT:	Heather Glen Associates, Inc.
PRESENT ZONING:	R-1
REQUESTED ZONING:	PDH-4
PARCEL:	91-1 ((1)) 41 and 41A
ACREAGE:	3.00 acres
DENSITY:	3.33 dwelling units per acres
OPEN SPACE:	35%
PLAN MAP:	Residential at 3 to 4 dwelling units per acre
PROPOSAL:	Rezone 3.00 acres from R-1 to PDH-4 for the development of 10 single family detached dwellings

STAFF RECOMMENDATION:

Staff recommends approval of RZ 1998-LE-069 and the Conceptual Development Plan, subject to the execution of proffers consistent with those set forth in Appendix 1 of the Staff Report.

Staff recommends approval of FDP 1998-LE-069 subject to the development conditions set forth in Appendix 2 of the Staff Report and to the Board's approval of RZ 1998-LE-069 and the Conceptual Development Plan.

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-LE-069

FINAL DEVELOPMENT PLAN
FDP 1998-LE-069

FILED 12/09/98

HEATHER GLEN ASSOCIATES, INC.

TO REZONE: 3.00 ACRES OF LAND; DISTRICT - LEE
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-4
DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: 700 FEET S. OF FRANCONIA ROAD, EAST OF FLEET
DRIVE, SOUTH OF WILLS STREET

ZONING: R-1
TO: PDH-4
OVERLAY DISTRICT(S):

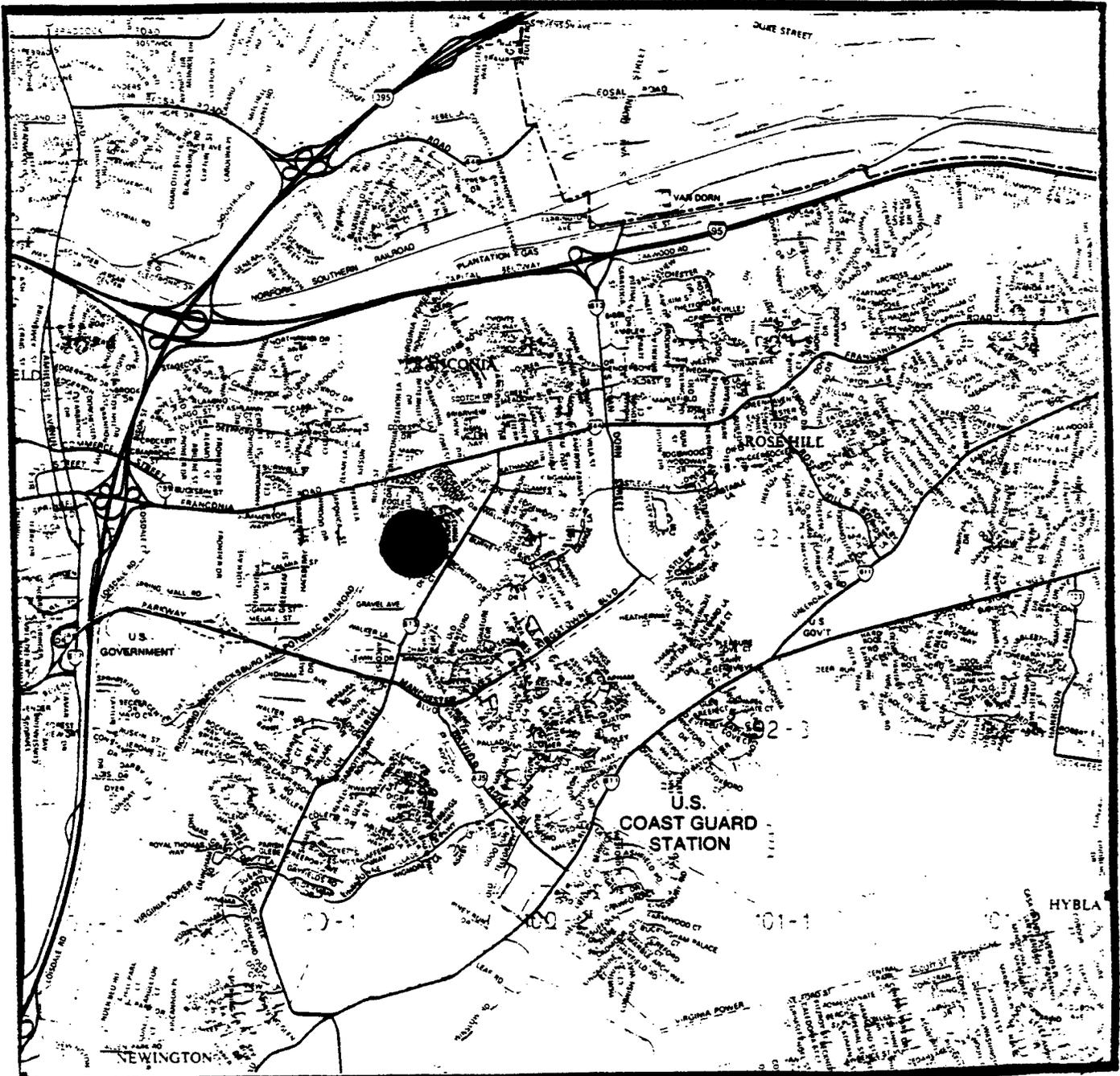
091-1- /01/ /0041- .0041-A
MAP REF

FILED 12/09/98

HEATHER GLEN ASSOCIATES, INC.

FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 3.00 ACRES OF LAND; DISTRICT - LEE
LOCATED: 700 FEET S. OF FRANCONIA ROAD, EAST OF
DRIVE, SOUTH OF WILLS STREET

ZONING: PDH-4
OVERLAY DISTRICT(S):
091-1- /01/ /0041- .0041-A
MAP REF



**REZONING APPLICATION /
RZ 1998-LE-069**

**FINAL DEVELOPMENT PLAN
FDP 1998-LE-069**

FILED 12/09/98

HEATHER GLEN ASSOCIATES, INC.

TO REZONE: 3.00 ACRES OF LAND; DISTRICT - LEE

PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-4 DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT

LOCATED: 700 FEET S. OF FRANCONIA ROAD, EAST OF FLEET DRIVE, SOUTH OF WILLS STREET

ZONING: R-1

TO: PDH-4

OVERLAY DISTRICT(S):

091-1- /01/ /0041- ,0041-A

MAP REF

FILED 12/09/98

HEATHER GLEN ASSOCIATES, INC.

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

APPROX. 3.00 ACRES OF LAND; DISTRICT - LEE

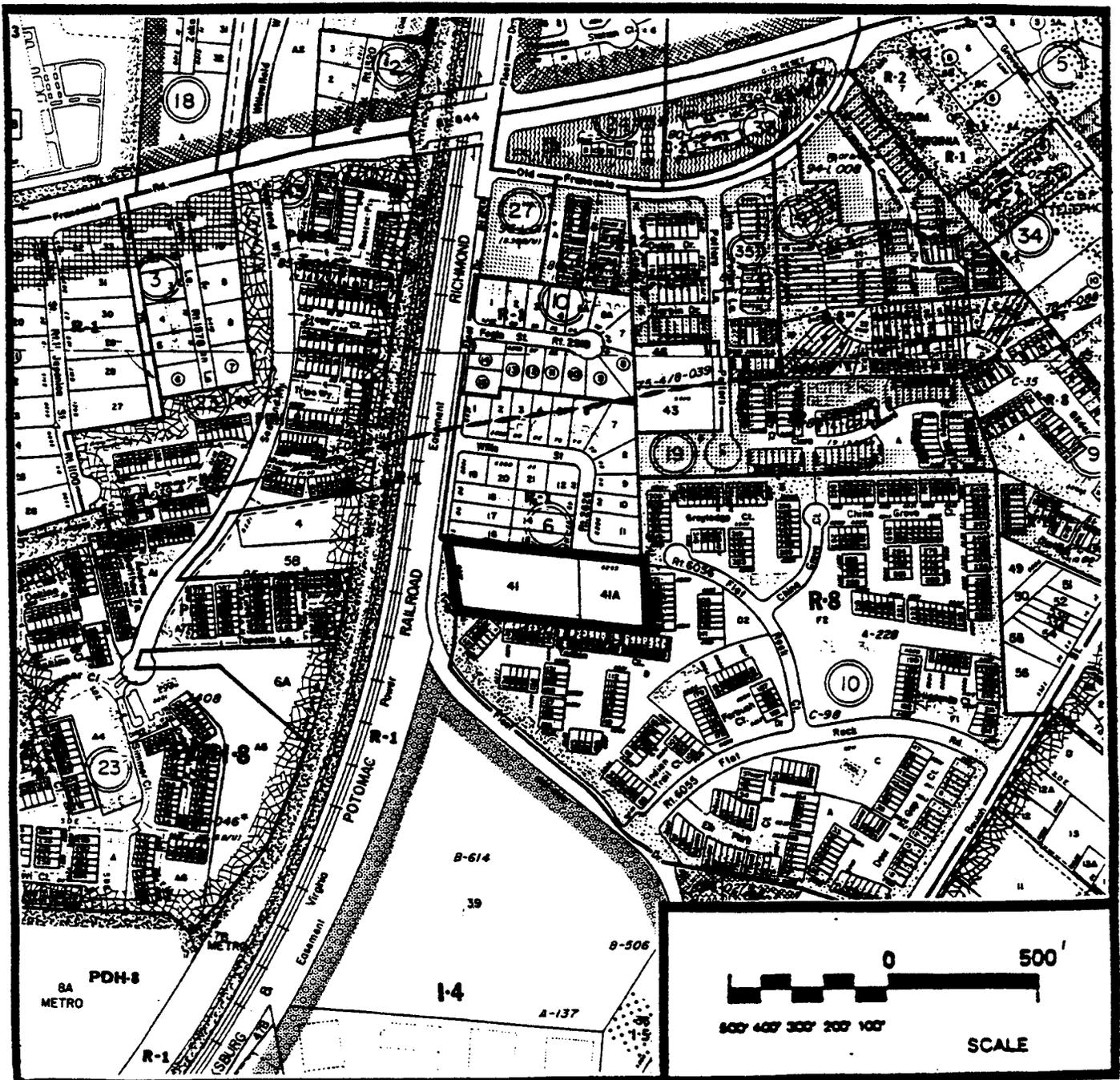
LOCATED: 700 FEET S. OF FRANCONIA ROAD, EAST OF F DRIVE, SOUTH OF WILLS STREET

ZONING: PDH-4

OVERLAY DISTRICT(S):

091-1- /01/ /0041- ,0041-A

MAP REF



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

DESCRIPTION OF THE APPLICATION

Proposal:	Rezone 3.00 acres from R-1 [single family detached dwelling; maximum of one (1) dwelling unit per acre] District to the PDH-4 [planned development; maximum of four (4) dwelling units per acre] District for the development of ten (10) single-family detached dwellings at a proposed density of 3.33 dwelling units per acre (du/ac).
Location:	700 feet south of Franconia Road, east of Fleet Drive and south of Wills Street in the Lee District
Acreage:	3.00 acres
Proposed Density:	3.33 du/ac
Proposed Open Space:	35%
Waivers/Modifications:	None

LOCATION AND CHARACTER

Site Description:

The application property is located 700 feet south of Franconia Road, east of Fleet Drive, and south of Wills Street in the Lee District. The site is currently improved with two (2) single-family detached dwellings, which will be removed when the site is redeveloped. The site is relatively flat. Tree cover consists of maples, cherries, oaks, cedars and Virginia Pines.

Right-of-way for Wills Street is located along the northern boundary of the site, running east to west between Wills Street and Franconia Commons townhouse development. The Fairfax County Department of Transportation (DOT) requested that the applicant vacate this ROW and the applicant has agreed to do so (see Appendix 1). A stormwater sewer easement bisects the subject site, running north to south from Wills Street, between Lots 41 and 41A toward the Franconia Commons development. A gas line easement is located along the eastern and southern boundaries of the site. Both these easements will remain.

Existing Use/Structures:

Two (2) single-family detached dwellings and three (3) out-buildings currently exist on the site. All structures will be removed at the time of redevelopment. Lot 41A has access onto Wills Street, while Lot 41 has an access easement to Fleet Drive. The applicant has proffered that there will be no direct access from the site to Fleet Drive.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single-family detached dwellings (Shirley Park)	R-1	Residential; 3-4 du/ac
South	Townhouses (Franconia Commons)	R-8	Residential; 8 -12 du/ac
East	Townhouses (Franconia Commons)	R-8	Residential; 8-12 du/ac
West	Vacant; Railroad tracks	R-1; ROW	Res. at 3-4 du/ac; Right-of-way

BACKGROUND

Site History:

There have been no previous variance, special permit, special exception, or rezoning requests on this property.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area: Springfield Planning District; Area IV

Planning Sector: Beulah Community Planning Sector

Plan Map: Residential, 3 to 4 dwelling units per acre

On pages 393 and 394 of the 1991 edition of the Area IV Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

6. *Development in the Shirley Park neighborhood should be in accordance with the recommendations cited in the Shirley Park Community Improvement Plan.*

The portion of the Shirley Park neighborhood located between Wills Street and the Franconia Commons townhouses [tax map 91-1((1))41 and 41A] is planned for single-family, residential use at 3-4 dwelling units per acre...

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

ANALYSIS

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

Title of CDP/FDP: Heather Glen

Prepared By: Huntley, Nyce, and Associates, Inc.

Original and Revision Dates: July 10, 1998, as revised through
April 26, 1999

Description of Conceptual/Final Development Plan (CDP/FDP)

The combined CDP/FDP is comprised of two (2) sheets. Sheet 1 consists of a boundary survey, site tabulations, the general notes, and a zoning plat.

Sheet 2 contains the proposed development plan for Heather Glen. The following features are shown:

- Ten (10) single-family detached homes. The average lot size is 11,113 square feet (SF) in size. Eight (8) of these lots will be accessed from the proposed private street, while two (2) of the lots will be accessed from the proposed Wills Street cul-de-sac. Proposed house footprints are depicted.
- A cul-de-sac at the end of Wills Street. The applicant would construct a cul-de-sac at the end of Wills Street. The proposed development would be accessed from a private street which radiates off of the proposed Wills Street cul-de-sac. No direct access onto Fleet Drive is depicted. Staff has also proposed a development condition which would prohibit direct access from the site to Fleet Drive.
- 35 % of open space. The majority of the proposed open space would be located in the southeast corner of the development. The applicant proffers to spend \$955 per unit to furnish this open space area with recreational equipment. The balance of any funds not expended on-site would be contributed to the Fairfax County Park Authority (FCPA) for acquisition, development, maintenance of park and recreational facilities in Manchester Lakes Park or a nearby park to serve residents of this development.

- *A proposed stormwater management pond.* The applicant intends to ask for a waiver of stormwater management (SWM) and best management practices (BMP) from the Department of Public Works and Environmental Services (DPWES). However, two SWM/BMP dry ponds are shown. One (1) dry pond would be located along the southern boundary of the site, behind proposed Lots 2 through 7, and the other would be located in the southeast corner of the site, behind the proposed open space.
- *Limits of clearing and grading.* The depicted limits of clearing and grading on the CDP/FDP plat indicate that the small areas of existing trees would be preserved along the periphery of the site. However, it should be noted that the Urban Forestry Branch of DPWES has examined the site and found that the existing trees are poorly formed and in poor health. Urban Forestry concluded that these trees would not serve as landscape quality stock and that any trees left after clearing may become hazardous. Urban Forestry recommended that only one 38 centimeter diameter willow oak located in the southwest corner of the site was worthy of preservation. The applicant has proffered to preserve this tree.
- *Unconsolidated parcels.* Two parcels surrounding the site are not included in this application – Parcel 24B and the Wills Street ROW. Per Fairfax County DOT's request, the applicant has proffered to request that the department vacate the Wills Street ROW. Should this land then be conveyed to the applicant, then the applicant has proffered to make this land homeowners association (HOA) open space. However, because this ROW is not included in this rezoning application, the land would remain zoned R-1 if acquired by the applicant. The applicant has also expressed his intention to pursue the purchase of Parcel 24B, located to the west of the subject site and to the east of Fleet Drive. Should the applicant be successful in purchasing this property, the applicant has stated that it will become part of the HOA open space. Parcel 24B is not included in this application.

Transportation Analysis (See Appendix 6)

Staff finds that the subject application will have minimal impact on the surrounding public street system, generating 96 vehicle trips per day (figure is based on data from the Institute of Transportation Engineers). Eight (8) of the proposed lots would be accessed from a proposed private street. The applicant has also proffered to provide future purchasers with a HOA disclosure packet prior to entering into a contract of sale that specifies that the HOA is responsible for the maintenance of the private streets.

Issue: Existing right-of-way

Right-of-way is located to the north of the subject site, adjacent to proposed Lot 1. As there is no proposal to extend Wills Street through to Franconia Commons, Fairfax County DOT recommended that the applicant vacate this right-of-way.

Resolution:

The applicant proffers to request the Fairfax County DOT to vacate this land. If the vacation is approved and the vacated area is conveyed to the applicant, then the land will become part of the future HOA open space. However, because this land is not included in the rezoning application, if the land is conveyed to the applicant, it will remain zoned R-1.

Environmental Analysis (See Appendix 7)**Issue:Noise**

Polysonics, a private noise consultant, evaluated the railway noise for another rezoning case which is situated on the other side of the Richmond-Fredericksburg-Potomac Railroad tracks but which is located a comparable distance from the tracks as the proposed Heather Glen development. The analysis determined that the 65 dBA L_{dn} noise contour will be three hundred twenty four (324) feet from the centerline of the railway, based on soft site conditions, and the 70 dBA L_{dn} Noise Contour was determined to be one hundred fifty (150) feet from the centerline. All residential structures to be built within three hundred twenty-four feet (324') of railroad tracks will fall within the 65-70 dBA L_{dn} impact area.

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential structure that will be located within three hundred twenty four feet (324') of the centerline of the railway should be constructed with building materials that are sufficient to provide this level of acoustical mitigation.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, staff recommends that one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may substitute rear yard privacy fencing for the noise barrier as long such fencing will meet the above guidelines.

Resolution:

For exterior noise mitigation, the applicant has proffered to construct a six (6) foot board on board fence along the west property line. No interior noise mitigation has been proposed. Staff is proposing a development condition

which would require those residential structures located within three hundred twenty four feet (324') of the centerline of the railway to be constructed with building materials that are sufficient to provide this level of acoustical mitigation to reduce noise in interior areas to 45 dBA L_{dn} or less.

Issue: Soil constraints

The applicant has submitted a soil survey for the subject property. Based on the information provided by the applicant, it appears that the site is characterized by Loamy Gravelly Sediments (61B2) and Fallsington (84A). Fallsington is a hydric soil and is considered to be one indicator of a non-tidal wetland condition. Furthermore, both these soils may pose other limitations to construction.

Resolution:

The applicant will be required to provide a geotechnical report at subdivision review. In addition, staff has included a development condition which requires the applicant to verify to DPWES that there are no non-tidal wetlands on the site. In the event that there are non-tidal wetlands on site, the applicant must then comply with Section 404 of the Clean Water Act, which is administered by the United States Army Corps of Engineers.

Issue: Tree preservation

The proposed CDP/FDP depicts limits of clearing and grading which will preserve small areas of existing trees along the periphery of the site. At staff's request, the Urban Forestry Branch of DPWES has examined the site. Urban Forestry has determined that tree preservation is not feasible on the subject property because the existing trees are poorly formed, in poor health and would not serve as landscape quality stock. Furthermore, Urban Forestry found that any trees left after clearing may become hazardous. Urban Forestry did note that only one 38 centimeter (15 inch) diameter willow oak located near the northwest corner of the site was worthy of preservation.

Resolution:

Because the applicant continues to pursue preservation of existing trees, staff has recommended a development condition that would require the applicant to prepare a tree preservation and landscape plan for the review and approval of the Urban Forestry Branch. The applicant has proffered to preserve the 38 centimeter (15 inch) diameter willow oak.

Sanitary Sewer Analysis (See Appendix 8)

The application property is located in the Accotink Creek watershed and will be sewerred into the Lower Potomac Treatment Plant. There are no sanitary sewer issues associated with this request. The Office of Waste Management has noted that no excessive or shallow sewer will be permitted on site. In addition, sewage from the lowest floor to be served must flow by gravity to the main sewer line because no pumping will be permitted.

Water Service Analysis (See Appendix 9)

The application property is located within the franchise area of the Fairfax County Water Authority. Adequate domestic water service is available at the site from an existing twelve (12) inch main located at the property. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Fire and Rescue Analysis (See Appendix 10)

Fire and Rescue analysis indicates that the application property currently meets fire protection guidelines. The site will be serviced by the Fairfax County Fire and Rescue Department Station #5, Franconia. There are no Fire and Rescue issues associated with this request.

Schools Analysis (See Appendix 11)

Schools analysis indicates that the proposed ten (10) single-family detached homes will produce an additional four (4) elementary students, one (1) additional intermediate school student, and two (2) additional high school students. Franconia Elementary and Twain Intermediate School are expected to exceed capacity through the year 2003; however, Edison High School will not.

Utilities Planning and Design Analysis (See Appendix 12)

Utilities Planning and Design analysis indicates that the application site is within the Accotink Creek/Long Branch watershed and that there have been no downstream drainage complaints downstream of the proposed development.

Park Authority Analysis (See Appendix 13)

The Park Authority indicates that an appropriate contribution by the applicant to the Park Authority to develop and maintain park and recreation facilities in a nearby park would be \$9,550. The applicant has proffered to provide on-site recreational facilities for the residents of this proposed development and has proffered to spend \$9,550 in amenities for the proposed open space area, in

accordance with Par. 2 of Sect. 16-404. The balance of any funds not expended on-site would be contributed to the Fairfax County Park Authority (FCPA) for acquisition, development, maintenance of park and recreational facilities in Manchester Lakes Park or a nearby park to serve residents of this development.

Land Use Analysis (See Appendix 5)

The subject site is planned for residential development at a density of three (3) to four (4) dwelling units per acre. The proposed development has an average lot size of 11,113 SF, which is only slightly smaller than the average lot size of the Shirley Park community (13,718 SF), located to the north of the subject site.

The Comprehensive Plan and the Shirley Park Community Improvement Plan (which was adopted by the Board of Supervisors on June 30, 1986) recommend that any development of the subject site should (1) be oriented toward the Shirley Park community; (2) access off of Wills Street with no direct access to Fleet Drive; (3) preserve existing stands of trees, particularly those trees located in the vicinity of the adjacent Franconia Commons townhouses; and (4) mitigate traffic and railroad related noise. Furthermore, the Community Improvement Plan encourages single-family detached dwellings for the site.

The proposed development is oriented toward Shirley Park to the north, with access to Wills Street. The applicant has depicted no direct access to Fleet Drive and staff has proposed a development condition which would prohibit direct access to Fleet Drive. In addition, with regard to noise, the applicant is proffering exterior noise mitigation in the form of a six (6) foot high board-on-board fence along the west property line. Staff is recommending a development condition which would require the applicant to provide interior noise mitigation measures for those houses within the impacted area.

With regard to tree save, the applicant proposes to preserve those trees along the shared property line with Franconia Commons. However, the Urban Forestry Branch found that due to poor formation, these trees are not landscape quality specimens. Furthermore, Urban Forestry believes that these trees will become hazardous as a result of clearing and grading around them. Since the applicant continues to pursue preservation of existing trees, staff is recommending a development condition which would require the applicant to submit a tree preservation plan for the review and approval of Urban Forestry so that it can be ensured that proper measures are taken to preserve these trees. If these trees cannot be preserved because they are hazardous, then the applicant should landscape these areas.

Staff's one outstanding concern is the size of the proposed houses for Lots 9 and 10. Due to the proximity of these proposed lots to existing Lot 15 of Shirley Park, staff believes that a smaller house, such as that proposed for Lots 3 and 8, would be better suited for Lots 9 and 10. Smaller houses would be more in scale with the adjacent homes of Shirley Park. The applicant has expressed his willingness to site the smaller house on Lots 9 and 10. With the implementation of the staff proposed development condition, all issues are resolved.

Residential Development Criteria

The recommended base Plan density for this site is three (3) dwelling units per acre. The proposed density of 3.33 dwelling units per acre is above the base Plan density, but below the high-end density of 3.6 dwelling units per acre; therefore, the applicant should satisfy at least one-half ($\frac{1}{2}$) of the applicable Residential Development Criteria specified in the *Policy Plan* adopted August 6, 1990, amended April 8, 1991. Staff has determined that six (6) of the criteria apply to the proposed development. Evaluation of these criteria is as follows:

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

The provided CDP/FDP is enforceable by the County. The proposed site design is oriented toward the existing Shirley Park neighborhood. The proposed lots are similar in size to the existing Shirley Park lots and complement the general character of the surrounding neighborhood of Shirley Park. With the implementation of the staff proposed development condition which requires a smaller house to be sited on proposed Lots 9 and 10, staff believes that the proposed design also provides a transition from the townhouses of Franconia Commons to the single-family detached homes of Shirley Park. The applicant is providing exterior noise mitigation against the railway noise. The development provides 35% open space, which exceeds the minimum open space requirement of 20%. Most of the provided open space is concentrated to provide for an on-site recreation facility. Furthermore, the location of open space -- at the end of the proposed Wills

Sidewalk will be provided around the proposed Wills Street cul-de-sac; however, no sidewalk is proposed for the private street.

2. *Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community. (NOT APPLICABLE)*
3. *Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. (NOT APPLICABLE)*
4. *Contribute to the development of specific transportation improvements that off-set adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. (NOT APPLICABLE)*
5. *Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. (NOT APPLICABLE)*

The Park Authority indicates that an appropriate contribution by the applicant to the Park Authority to develop and maintain park and recreation facilities in a nearby park would be \$9,550. The applicant has provided an on-site recreation area, which it has proffered to furnish with recreational equipment equal to \$9,550, in accordance with Par. 2 of Sect. 16-404. Should this entire amount not be expended, the applicant has proffered to contribute the remaining funds to FCPA for acquisition, development, maintenance of park and recreational facilities in Manchester Lakes Park or a nearby park to serve residents of this development. In this case, the applicant is providing what the Zoning Ordinance requires; therefore, no credit is justified

6. *Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy. (FULL CREDIT)*

Thirty-five percent (35%) open space is proposed, which exceeds the PDH-4 minimum requirements of 20%. The majority of this open space is concentrated into a single open space area, which will be furnished with recreational facilities.

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

The applicant is proposing to preserve existing trees on the periphery of the site. Because Urban Forestry has expressed concern about the viability of preserving these trees, staff recommends a development condition which will require the applicant to submit a tree preservation and landscape plan for the review and approval of the Urban Forestry Branch so that it can be ensured that proper measures are taken to preserve these trees. In addition, the applicant is preserving the fifteen inch Willow Oak.

8. *Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. (NO CREDIT)*

The applicant has chosen not to participate in this program.

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

The applicant is consolidating two (2) lots, Lots 41 and 41A. In addition, the applicant has proffered to request the Fairfax County DOT to vacate the existing right-of-way (ROW) to the north of the site, between Wills Street and Franconia Commons. If this vacation is approved and the vacated area is conveyed to the applicant, then the land will become part of the future HOA land area. This ROW is not included within this rezoning application and would remain zoned R-1, if acquired by the applicant.

Under this application, only a small piece of land - Parcel 24B - would remain unconsolidated. This piece has direct access to Fleet Drive so it could be developed, but because of the property's small size, staff has recommended that the applicant consider including this parcel within this development.

The applicant is currently in negotiation with the owner of Parcel 24B for purchase of this property. However, the applicant is not including Parcel 24B within this application.

Summary: In Staffs' analysis, the applicant has satisfied at least one-half ($\frac{1}{2}$) of the applicable Residential Development Criteria and has justified development at a density of 3.33 dwelling units per acre.

ZONING ORDINANCE PROVISIONS (See Appendix 14)

Paragraph 1 of Sect. 16-202 of the Zoning Ordinance requires that at all peripheral boundaries of the proposed planned development district, the bulk regulations and landscaping and screening provisions conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The R-4 Cluster District is the most comparable conventional zoning district to the PDH-4 District.

Standard	Required	Provided
Bulk Standards	R-4 Cluster	PDH-4
Lot Size	no requirement per lot; minimum P-District size - 2 acres	3 acres
Lot Width	no requirement	---
Building Height	35 feet maximum	max. 35 feet
Front Yard	minimum of 20 feet at periphery of development only	10 feet*
Side Yard	minimum of 8 feet at periphery of development only	8.88 feet
Rear Yard	minimum of 25 feet at periphery of development only	25 feet
Open Space	minimum 20%	35%
Parking		
Parking Spaces	2 spaces/dwelling = 20 total	2 spaces/dwelling
Transitional Screening and barriers are not required nor are they provided.		

* Because Lot 1 abuts Wills Street to the west and the Wills Street ROW to the north, there are two front yards. The applicant has proffered to pursue vacation of this ROW. Once vacation is complete, the front yard to the north will become a side yard because it no longer would be adjacent to a street.

OTHER ZONING ORDINANCE REQUIREMENTS:**Planned Development Requirements**

The requested rezoning of the three (3) 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 PDH-4 District and approval of a CDP/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 smaller lot sizes and, therefore, with more open space than would be required in a conventional zoning district. The CDP/FDP provides 35% open space, which exceeds the minimum amount of open space of 20% required within a PDH-4 zoning district. The majority of this open space is concentrated in the center of the site in order to provide future residents with usable open space. The applicant has proffered to spend \$9,550 on recreational facilities to furnish the open space, with any leftover funds being donated to FCPA for acquisition, development, maintenance of park and recreational facilities in Manchester Lakes Park or a nearby park to serve residents of this development. Additional open space may be acquired once the right-of-way (ROW) to the north is vacated. While this land will not be included within this rezoning application, the applicant has proffered to request that the Fairfax County DOT vacate this land. Should the applicant be able to acquire the ROW, then the land would be conveyed to the future HOA. Staff believes that the applicant has satisfied this standard.

The proposed three (3) acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 3.33 dwelling units per acre satisfies the maximum density requirements of four (4) dwelling unit per acre for the PDH-4 District (Sect. 6-109).

Section 6-110 requires 20% open space in a PDH-4 development. As stated previously, the applicant is proposing 35% open space.

Finally, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or escrow with the County, FCPA or the homeowners association cash to construct the facilities. The applicant has proffered to expend a minimum of \$955 per unit on recreational facilities and/or open space. Any leftover funds would be contributed to FCPA for acquisition, development, maintenance of park and recreational facilities in Manchester Lakes Park or a nearby park to serve residents of this development.

Sect. 16-101, Planned Development General Standards

The application addresses the General Standards as follows:

The first General Standard requires substantial conformance with the Comprehensive Plan. At a proposed density of 3.33 dwelling units per acre, the application, as discussed in the Land Use Analysis section, is in conformance with the Plan recommendation for use of the site. Staff finds that the proposed design satisfies the recommendations of the Comprehensive Plan and the Shirley Park Community Improvement Plan. This standard has been satisfied.

The second General Standard requires that the design of the proposed development result in a more efficient use of the land or a higher quality site design than could be achieved in a conventional zoning district. The applicant is providing 35% open space, which exceeds the 20% requirement. Staff believes that the layout of the proposed development will provide for efficient use of open space by concentrating the open space into a usable area. Furthermore, the location of open space -- at the end of the proposed Wills Street cul-de-sac -- forms a focal point for the surrounding residences. The proposed development has an average lot size of 11,113 SF, which is only slightly smaller than the average lot size of the Shirley Park community (13,718 SF), located to the north of the subject site. Staff believes that the proposed site design provides a transition between the single-family detached homes of Shirley Park and the townhouses of Franconia Commons. This standard has been satisfied.

The third General Standard requires that the design of the proposed development protect and preserve, to the extent possible, the natural features of the site. Staff has determined that the subject site has no scenic assets or natural features worth preserving. The applicant has proffered to save the only tree on site identified by Urban Forestry as worthy of preservation. In addition, the proposed limits of clearing and grading on the CDP/FDP indicate that existing trees on the periphery of the site will be preserved. Because Urban Forestry has expressed concern about the viability of preserving these trees, staff recommends a development condition which will require the applicant to submit a tree preservation and landscape plan for the review and approval of the Urban Forestry Branch so that it can be ensured that proper measures are taken to preserve these trees. This standard has been satisfied.

The fourth General Standard requires that the proposed development be designed to prevent substantial injury to the use and value of existing surrounding development. The proposed site design is oriented toward the existing Shirley Park neighborhood. The proposed development has an average lot size of 11,113 SF, which is only slightly smaller than the average lot size of the Shirley Park community (13,718 SF). Furthermore, staff believes that the proposed lots sizes provide for a transition between the townhouses of Franconia Commons and the single-family detached homes of Shirley Park. While staff finds the lot sizes compatible with the surrounding lots, staff is concerned that the proposed houses for Lots 9 and 10 are too large for these lots, particularly in light of the proximity of proposed Lots 9 and 10 to existing Lot 15 of Shirley Park. Staff believes that a smaller house footprint, such as that proposed for Lots 3 and 8, would be better suited for Lots 9 and 10 because the smaller footprint would be more in scale with the adjacent homes of Shirley Park. The applicant has agreed and staff has proposed a development condition which would require smaller houses be sited on these two lots. Therefore, staff finds that this standard has been met.

The fifth General Standard requires that planned developments 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 proposed use. Staff analysis has determined that the above listed utilities and services are available and adequate for the use proposed. This standard has been satisfied.

16-102 Design Standards

The application addresses the Design Standards as follows:

Paragraph 1 requires that 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. The R-4 Cluster District, the most comparable conventional zoning district to the PDH-4 District, requires a twenty (20) foot front yard, an eight (8) foot side yard, and a 25 foot rear yard. The proposed development meets these requirements, with the exception for Lot 1. Lot 1 has two front yards since it abuts Wills Street to the west and the Wills Street ROW to the north. As discussed earlier, should the Wills Street ROW be vacated, the yard to the north will be considered a side yard and Lot 1 will then conform with R-4 Cluster setbacks. According to the Zoning Ordinance, no transitional screening or barriers are required between the proposed single-family detached development and adjacent properties. This standard has been satisfied.

Paragraph 2 requires that parking and open space be provided in accordance with Zoning Ordinance requirements. As noted earlier, the applicant proposes to provide two (2) parking spaces per dwelling unit in accordance with Article 11. Thirty-five percent (35%) open space is provided, which is in excess of the 20% required by the Zoning Ordinance for PDH-4 developments. This standard has been satisfied.

Paragraph 3 requires that streets and driveways conform to applicable County regulations and standards. The proposed public cul-de-sac and private street are to be designed in accordance with the regulations and standards of the Public Facilities Manual (PFM). Par. 3 also requires that trails and sidewalks be provided for access to open space, public facilities and mass transportation facilities. The applicant is proposing a sidewalk around the proposed Wills Street cul-de-sac; however, no sidewalk is proposed for the private street. This standard has been satisfied.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proffers contained in Appendix 1 of the Staff Report.

Staff Recommendations

Staff recommends approval of RZ 1998-LE-069 and the Conceptual Development Plan, subject to the execution of proffers consistent with those set forth in Appendix 1 of the Staff Report.

Staff recommends approval of FDP 1998-LE-069 subject to the development conditions set forth in Appendix 2 of the Staff Report and to the Board's approval of RZ 1998-LE-069 and the Conceptual Development Plan.

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

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

APPENDICES

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



PROFFERS

HEATHER GLEN ASSOCIATED, INC.

RZ 1998-LE-069

April 22, 1999

Pursuant to 15.2-2203(a), Code of Virginia, 1950 as amended, Heather Glen Associates, Inc., (hereinafter referred to as the "Applicant", themselves, successors and assigns in RZ 1998-LE-069, filed for property identified as Tax Map 91-1-001-41 & 41A, (hereinafter referred to as to the "Application Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-4 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development.

1. The private street on this property shall be constructed in conformance with the public facilities manual, in accordance with Section 7-502.
2. The applicant agrees to request the Department of Transportation to vacate the parcel of land on the north end of 6243 Wills Street. If the vacation is approved and the vacated area is conveyed to the subject property, then the land will become part of the Homeowners Association (HOA) land area.
3. The applicant shall establish a Homeowners Association (HOA) for the proposed development to own, manage and maintain the open space, private street and any other community-owned land and improvements. Purchasers shall receive a homeowners association disclosure packet prior to entering into a contract of sale that specifies that the homeowners association is responsible for the maintenance of the private streets. Purchasers shall be required to acknowledge receipt of the homeowners association disclosure packet in writing.
4. The applicant shall construct a 6' high board on board fence along the property line on Fleet Road, west side of property.
5. The applicant agrees to expend a minimum of \$955.00 per lot on recreational facilities and a gazebo in the open space as shown on the CDP/FDP. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority (FCPA).
6. This parcel shall be developed in conformance with the FDP dated _____ 1999, prepared by Huntley, Nyce & Associates, Ltd., showing 10 single family detached lots.

7. Storm Water Management. The applicant reserves the right to apply for Storm Water Management and BMP waivers for this site. If the waivers or partial waivers are granted, the storm water management areas shown on the GDP/FDP will be used as common open space. These common areas will be owned by the Homeowners Association. If the SWM and BMP waivers are not approved, the developer will provide storm water management in accordance with DEM requirements. Easements for the maintenance of this facility shall be provided as required by DPW.
8. The applicant agrees to preserve the 15" Willow Oak tree identified by the Fairfax County Urban Forestry branch as being approximately 8 meters north of the southwest property corner. In the event this tree must be removed, the builder shall replace the tree with two new trees of the same type, three inch to five inch in caliber.
9. The applicant will flag the limits of clearing and grading prior to construction. No construction equipment, material storage or activity shall take place within these areas, except that necessary for the removal of debris or maintenance.

APPLICANT

OWNER: Tax Map 91-1-001-41&41A

HEATHER GLEN ASSOCIATES, INC.

BY: _____

Name: _____

Title: _____

PROPOSED DEVELOPMENT CONDITIONS**FDP 1998-LE-069****MAY 5, 1999**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1998-LE-069 for residential development located at Tax Map 91-1 ((1)) 41 and 41A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Where residential structures are located within three hundred twenty four feet (324') of the centerline of the railway, these structures shall be constructed with building materials that are sufficient to provide the level of acoustical mitigation reduce noise in interior areas to 45 dBA L_{dn} or less. The following acoustical attributes may be used:
 - Exterior walls shall have a laboratory sound transmission class (STC) of at least 39. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - Doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - Adequate measures to seal and caulk between the surfaces will be provided.
2. Prior to subdivision review, documentation shall be provided to the Department of Public Works and Environmental Services (DPWES) which demonstrates that there are no non-tidal wetlands on the site. In the event that there are non-tidal wetlands on site, the applicant shall comply with Section 404 of the Clean Water Act.
3. Prior to subdivision plan approval, a tree preservation and landscape plan shall be submitted for the review and approval of the Urban Forestry Branch, DPWES. If trees designated for preservation, including the fifteen inch (15") Willow Oak, cannot be preserved, equivalent tree save areas or equivalent landscaped areas shall be substituted on site, as determined by the Urban Forestry Branch, DPWES.
4. If the stormwater management facilities depicted on the CDP/FDP are not required by DPWES for this site, then the area proposed for the facilities shall be landscaped, as determined by the Urban Forestry Branch.
5. There shall be no direct access from the site to Fleet Drive.

6. The proposed single-family house footprints for Lots 9 and 10 shall be switched with the house footprints shown on Lots 3 and 8 so that the smaller of the two (2) proposed house footprints shall be sited on Lots 9 and 10. This condition shall not preclude the smaller house footprints also being constructed on Lots 3 and 8.
7. In the event that a portion of Wills Street is vacated/abandoned in the future, that area shall become a part of the HOA's open space.

REZONING AFFIDAVIT

DATE: March 11, 1999
(enter date affidavit is notarized)

98-239a

for Application No(s): RZ 1998-LE-069 / FDP 1998-LE-069
(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)
HEATHER GLEN ASSOCIATES, INC
16206 ELATI CT
ALEXANDRIA VA 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)

<u>ROBERT M JONES</u>	<u>DENNIS E MASTIE</u>
_____	_____
_____	_____
_____	_____

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

<u>ROBERT M. JONES</u>	<u>PRESIDENT</u>
<u>DENNIS E. MASTIE</u>	<u>V. PRESIDENT</u>
_____	<u>SECRETARY</u>
_____	_____
_____	_____

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

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

REZONING AFFIDAVIT

APPENDIX 3

DATE: MARCH 11, 1999
(enter date affidavit is notarized)

I, ROBERT M. JONES, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant's agent
 applicant's authorized agent listed in Par. 1(a) below 98-239a

in Application No(s): RZ 1998-LE-069 / FDP 1998-LE-069
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
HEATHER GLEN ASSOCIATES, INC	6206 ELATI CT ALEXANDRIA, VA 22310	APPLICANT-TITLE OWNER
ROBERT M. JONES	6206 ELATI CT ALEXANDRIA, VA 22310	AGENT FOR TITLE OWNER
DENNIS E MASTIE	6212 ELATI CT ALEXANDRIA, VA 22310	AGENT FOR TITLE OWNER

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

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

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

DATE: MARCH 11, 1999
(enter date affidavit is notarized)

98-239a

for Application No(s): RZ 1998-LE-069/APP 1998-LE-069
(enter County-assigned application number(s))

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

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

NONE

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

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

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

NONE

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

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

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent
ROBERT M. JONES PRESIDENT
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 11th day of March, 1999, in the state of Virginia.

My commission expires: 2-28-02. Janine Caputo Notary Public

To: Ms. Carol Blevins
From: Heather Glen Associates, L.C.
Re: Rezoning Statement of Justification
Heather Glen Associates Property

The subject property is presently zoned R-1. The rezoning application is in conformance with the Comprehensive Plan which calls for a density of 3/4 d.u.a.

The applicant has requested a PDH-4 density of 10 single family units on the three acre parcel. This application is in conformance with the existing community with high density townhouses adjoining on one side of the subject property and single family residences on the northern boundary adjoining this property.

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: Comprehensive Plan Land Use Analysis for: RZ/FDP 1998-LE-069
Heather Glen Associates, Inc., **REVISED**

DATE: 30 April 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated February 18, 1999. This application requests a rezoning from R-1 to PDH-4. Approval of this application would result in a residential density of 3.33 dwelling units per acre. The extent to which the proposed use, density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for residential use at 3-4 dwelling units per acre and zoned R-1. To the north are located single family detached homes which are planned for 3-4 dwelling units per acre (average lot size of 13,718 square feet) and zoned R-1. To the east and south is located a townhouse residential development which is planned for residential use at 8-12 dwelling units per acre and zoned R-8. To the west are located railroad tracks and right-of-way.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 3.0-acre property is located in the Beulah Community Planning Sector (S9) of the Springfield Planning District in Area IV. The Comprehensive Plan text and map provide the following guidance on land use and intensity for the property:

Text:

On pages 393 and 394 of the 1991 edition of the Area IV Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

- "6. Development in the Shirley Park neighborhood should be in accordance with the recommendations cited in the Shirley Park Community Improvement Plan.

The portion of the Shirley Park neighborhood located between Wills Street and the Franconia Commons townhouses [tax map 91-1((1))41 and 41A] is planned for single-family, residential use at 3-4 dwelling units per acre..."

Map:

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

Analysis:

The application and development plan propose a single family detached-type residential use at 3.33 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan. The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

"In order to develop above the low end of the density range, the following conditions should be met:

- A coordinated development should be oriented toward the Shirley Park community;"

Analysis:

The proposed development is oriented toward Shirley Park.

Text:

- To reduce additional access points along Fleet Drive, the roadway connecting to the site should be via Wills Street (see Figure 180);"

Analysis:

The Department of Transportation should comment upon this development criterion.

Text:

- Every effort should be made to preserve existing stands of trees. In particular, vegetative cover located in the vicinity of the adjacent

Barbara A. Byron, Director
RZ 1998-LE-069, etc.
Page 3

Franconia Commons townhouses should be retained for buffer purposes;
and"

Analysis:

The applicant has provided outlots for the perimeter of the site which provide for saving existing vegetation as a buffer to surrounding development. However, the arborist has determined that tree save may not be practical on this property.

Text:

- "● Measures to mitigate traffic and railroad related noise should be implemented in conjunction with development of this site..."

Analysis:

Refer to the Environmental Analysis memorandum concerning this development criterion.

Text:

On page 31 of the 1990 edition of the Policy Plan, under the heading, "Preservation and Revitalization," the Plan states:

"Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential 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 public facility and transportation systems, the environment and the surrounding community will not occur."

On page 35 of the 1990 edition of the Policy Plan, under the heading, "Land Use Compatibility," the Plan states:

"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

Barbara A. Byron, Director
RZ 1998-LE-069, etc.
Page 4

is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems."

Analysis:

The proposed development has an average lot size of 11,113 square feet which is only slightly smaller than the subdivision to the north that has an average lot size of 13,718 square feet. The substantial buffer along the southern boundary of the proposed development enhances compatibility of the townhouse development located to the south with the proposed development.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAR 3 1999

ZONING EVALUATION DIVISION

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

DATE: March 1, 1999

FROM: Julie M. Carpentier, Senior Program Manager *JMC*
Revitalization Division
Department of Housing and Community Development

FILE NO.: 1350; 1360.05.5

SUBJECT: Shirley Park Community Improvement Plan

REFERENCE: RZ/FDP 1998-LE-069

The Department of Housing and Community Development has reviewed the above-referenced application. While the property is located outside of a Revitalization area, it is located within the boundaries of the Shirley Park Community Improvement Plan. A copy of the Plan is attached for your review.

The Shirley Park Community Improvement Plan, as adopted by the Board of Supervisors on June 30, 1986, represents a consensus between the residents of Shirley Park and the various State and County agencies on the improvements needed to upgrade the quality of life in the area. One of the primary goals in developing the Shirley Park Community Plan was to preserve Shirley Park as a low density, conveniently located residential community. Prior to the development of the Plan, community residents had expressed concerns over nearby townhouse developments and their impact on the Shirley Park neighborhood. As a result, close consideration was given to Lots 41 and 41A when the plan was developed.

The Community Improvement Plan specifies that lots 41 and 41A, although not within the subdivision but within the boundaries of the Plan area, should be planned for development in the density range of three to four dwelling units per acre. The proposed rezoning application, while consistent with this density range, would allow for the development of townhouse units on the property. This potential use is expressly outside of the Plan's goals for the area. While townhouse development is compatible with uses found in neighboring developments, it is not consistent with the Shirley Park Community Improvement Plan.

The Plan recommends development of these parcels as single family detached dwellings

at a density similar to the Shirley Park community. As a result, development of the parcels as single family dwelling units in the density range of 3-4 units per acre would meet the Plan goals.

The Plan also specifies that if these parcels are to be developed, access to these parcels should be provided from Fleet Drive, not from Wills Street. Substantial buffering should be provided along the southern and eastern boundary between lots 41 & 41A and the Franconia Commons townhouse neighborhood.

If I can be of further assistance, please contact me at 703-246-5168.

Attachments: a/s

cc: Barbara H. Carpenter, Director, Revitalization Division, Department of Housing and
Community Development

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 1998-LE-069)

SUBJECT: Transportation Impact

REFERENCE: RZ 1998-LE-069, FDP 1998-LE-069
Heather Glen Associates
Traffic Zone: 1484
Land Identification Map: 91-1 ((01)) 41,41-A

DATE: February 2, 1999

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this Department dated December 17, 1998.

The application is a request to permit the rezoning of 3 acres from the R-1 District to the PDH-4 District. The applicant proposes to develop this property as single-family dwellings, with an maximum lot size of 9838 sq. ft. The subject application will have minimal impact on the surrounding public street system, therefore, this Department does not object to its approval.

Note: The applicant should apply to vacate existing right-of-way adjacent to the southern portion of Lot # 11.

Traffic Generation: The table below is provided to show a comparison of the traffic volumes generated if the site in question is developed in accordance with:

	TRIPS PER	
	<u>DAY*</u>	<u>PEAK HOUR*</u>
Existing Zoning: R-1 (3 acres @ 1 du/acre)	28 vpd	3 vph
Comprehensive Plan: 3-4 du/acre	86-114 vpd	9-12 vph
Application: PDH-4 (3 acres @ 3.33 du/acre)	96 vpd	10 vph

* These trip generation estimates are based on data from Trip Generation, 6th Edition; Institute of Transportation Engineers, 1997, for single-family dwelling (LUC 210) weekday estimates and other parameters as noted.

AKR/AK:ak

c:\wpwin60\rz-cases\rz981e69.wpd

cc: Michele Brickner, Deputy Director, Design Review, Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

DAVID R. GEHR
COMMISSIONER

JAN 6 1999

January 4, 1999

ZONING EVALUATION DIVISION

Ms. Barbara A. Byron
Director of Zoning Evaluation
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22033

Re: RZ/FDP 98-LE-069, Heather Glen Associates
Tax Map No. 91-1 ((1)) 41, 41-A

Dear Ms. Byron:

We have reviewed the referenced application and do not have any comments.

If you have any questions, please feel free to contact me at (703) 383-2044.

Sincerely,

Derek F. Schuler
Transportation Engineer

C: Ms. Angela Rodeheaver
Ms. Jorg Huckabee

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-LE-069**
Heather Glen

DATE: 16 March 1999

This memorandum, prepared by Mary Ann Welton, 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 revision dated, July 10, 1998. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

On pages 393 and 394 of the 1991 edition of the Area IV Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

6. Development in the Shirley Park neighborhood should be in accordance with the recommendations cited in the Shirley Park Community Improvement Plan.

The portion of the Shirley Park neighborhood located between Wills Street and the Franconia Commons townhouses [tax map 91-1((1))41 and 41A] is planned for single-family, residential use at 3-4 dwelling units per acre. In order to develop above the low end of the density range, the following conditions should be met:

- Every effort should be made to preserve existing stands of trees. In particular, vegetative cover located in the vicinity of the adjacent Franconia Commons townhouses should be retained for buffer purposes;

and

- Measures to mitigate traffic and railroad related noise should be implemented in conjunction with development of this site.

As an option to residential development, the heavily wooded southern portion of the Shirley Park Area planned for residential use at 3-4 dwelling units per acre [tax map 91-1((1))41 and 41A] is considered appropriate for passive recreation and private open space uses. If this option is implemented, the preservation of quality vegetative cover should be assured through the execution of an appropriate protective easement."

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

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

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses.

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

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

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

- Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance."

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

" . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are 65 dBA L_{dn} for outdoor activity areas; 50 dBA L_{dn} for office environments; and 45 dBA L_{dn} for residences, schools, theaters and other noise sensitive uses.

Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

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

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

On page 90 of the 1990 Policy Plan under the heading "Environmental Hazards", the Comprehensive Plan states:

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

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

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

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

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

**Objective 11: 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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ...”

ENVIRONMENTAL ANALYSIS:

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

Stormwater Management

Issue:

The subject property falls within the Accotink Creek Watershed of Fairfax County, specifically, and within the County’s Chesapeake Bay, generally. Note Q of the development plan indicates that the applicant proposes to seek a waiver of the stormwater best management practices requirement. The development plan points out that existing stormwater pipes are located on the subject property. No other water quality best management practices are indicated on the development proposal.

Resolution:

In the event that the Department of Public Works and Environmental Services(DPW&ES) does not grant a waiver of the stormwater quality and quantity requirements, the applicant should depict an area where a best management facility could be located. The DPW&ES comments for the application indicate that underground detention is not an acceptable form of stormwater management in a residential area.

It is also suggested that the applicant work with the DPW&ES to evaluate the suitability of the subject property for a bioretention/rain garden type of best management practice. If the site is suitable for a rain garden system, then several functions can be addressed simultaneously. They include the following: ① preservation of existing vegetation; ② augmentation of open space requirements and creation of a passive recreation amenity; ③ enhanced efficiency of water

quality best management practice facilities; ④preservation of the natural topography of the site.

Transportation Generated Noise

Issue:

Polysonics, a private noise consultant, evaluated the railway noise for another rezoning case which is situated on the other side of the railroad tracks but which is located a comparable distance from the tracks that Heather Glen is proposed to be located. The analysis determined that the 65 dBA L_{dn} noise contour will be three hundred twenty four (324) feet from the centerline of the railway, based on soft site conditions, and the 70 dBA L_{dn} Noise Contour was determined to be one hundred fifty (150) feet from the centerline. All residential structures to be built within three hundred twenty-four feet (324') of Richmond Highway will fall within the 65-70 dBA L_{dn} impact area.

Resolution:

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential structure that will be located within three hundred twenty four feet (324') of the centerline of the railway should be constructed with building materials that are sufficient to provide this level of acoustical mitigation. Guidelines for interior mitigation within the 65-70 dBA L_{dn} impact area are attached.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may substitute rear yard privacy fencing for the noise barrier as long such fencing will meet the above guidelines.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated through an independent noise study for review and approval by DPW& ES, that these methods will be effective in reducing exterior noise levels to 65 dBA L_{dn} or less and interior noise levels to 45 dBA L_{dn} or less.

Soil Constraints

Issue:

Barbara A. Byron
RZ 1998-LE-069
Page 6

The applicant has incorporated a Soil Survey for the subject property. Based on the information provided by the applicant it appears that the site is characterized by Loamy Gravelly Sediments (61B2) and Fallsington (84A). Fallsington is a hydric soil and is considered to be one indicator of a non-tidal wetland condition.

Resolution:

In the event that the proposal involves a disturbance of non-tidal wetlands, it is required that the applicant demonstrate compliance with § 404 of the Clean Water Act which is administered by the United States Army Corps of Engineers.

Furthermore, the soils which characterize the site may pose other limitations. Therefore, a geotechnical study submitted by the applicant to DPW& ES may be required to ensure that possible soil constraints are addressed in the early stages of the development.

Tree Preservation

Issue:

The Urban Forestry Branch of DPW&ES has determined that tree preservation is not feasible on the subject

TRAILS PLAN:

The Trails Plan Map indicates that a pedestrian trail is planned for the east side of Fleet Drive. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements may apply to the subject property.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Cathy Lewis, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: February 25, 1999

FROM: Mark Buscaino, Urban Forester II
Urban Forestry Branch, OSDS, DPW&ES *MRB*

SUBJECT: Heather Glen, RZ/FDP 1998-LE-069
Tax Map Reference 091-1-((1))-41, 41A

RE: Request for review received February 23, 1999

At the request of the Department of Planning and Zoning, tree cover quality was assessed for the proposed tree save areas within the Heather Glen development. This assessment is based on the CDP/FDP stamped "Received, February 18, 1999," and a site visit conducted on February 24, 1999. The following are my comments and recommendations.

Area A: The eastern boundary of the site adjacent to Fleet Drive.

1. **Comment:** Tree cover in this area is composed of young maples, cherries and a small grouping of oaks located approximately eight meters north of the southwest property corner. Except for one 38 centimeter diameter willow oak within the grouping of oaks, none of the trees in this area are particularly noteworthy.

Recommendation: Attempt to save the 38 centimeter willow oak only. The remainder of the trees on site will not serve as landscape quality specimens and will be subject to windthrow when clearing is complete.

Area B: The southern boundary of the site adjacent to the Franconia Commons townhouse development west of the existing storm sewer easement.

2. **Comment:** The tree cover in this area is a stand of Virginia pines which are being overtaken by young maples and cherries in the mid-story and understory. The stand is unstable, with windthrown Virginia pines scattered about the forest floor. The maples and cherries are poorly formed and many are multi-stemmed.

Recommendation: There are no trees in this area which will serve as landscape quality stock, and any trees left after clearing may become hazardous. Complete removal is advised.

Heather Glenn
RZ/FDP 1998-LE-069
February 25, 1999
Page 2

Area C: The southern boundary of the site adjacent to the Franconia Commons townhouse development east of the existing storm sewer easement.

Note: The limits of clearing and grading for this area are not clearly identified.

3. **Comment:** The tree cover in this area is similar to that described for Area B, however, there are several five to seven meter tall eastern redcedars located at the southeast corner of the site around the existing gas line marker, and one 35 centimeter tulip poplar and one 30 centimeter red maple located approximately eight meters north of the boundary line by adjacent lot 155.

Recommendation: Except for the eastern redcedars, tulip poplar and red maple, complete removal of the trees in this area is recommended.

Area D: The small save area east of the proposed Willis Street dead end improvement.

4. **Comment:** The tree cover in this area is an almost pure stand of Virginia pine. It will become unstable when it is exposed after clearing.

Recommendation: Complete removal of all trees in this area is advised.

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

MRB/
UFBID 99-0903

cc: RA file
DPZ file

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: January 27, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

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

JAN 29 1999

SUBJECT: Sanitary Sewer Analysis Report

ZONING EVALUATION DIVISION

REFERENCE: Application No. RZ/FDP 1998-LE-069

Tax Map No. 091-1- /01/ /0041- , 0041-A

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

1. The application property is located in the Accotink Creek (M-6) watershed. It would be sewerd into the Lower Potomac Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control 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 located in Willis Street and approx 30 feet from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: No excessive or shallow sewer will be permitted. No pumping allowed, sewerage from the lowest floor to be served should flow by gravity to the main sewer line.

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6300

December 23, 1998

MEMORANDUM**RECEIVED**
DEPARTMENT OF PLANNING AND ZONING

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

DEC 4 1999

ZONING EVALUATION DIVISION

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 98-LE-069
FDP 98-LE-069

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 12 inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



Steven A. Weisberger, P.E.
Manager, Planning

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 21, 1998

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 1998-LE-069 and Rezoning Application RZ 1998-LE-069

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 22 1998
ZONING EVALUATION DIVISION

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 #05, Franconia.
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: 1/20/99
Map: 91-1

FROM: Facilities Planning (246-3609)

Acreage: 3.00 PU 1028

From: R-1 To: PDH-4

SUBJECT: Schools Analysis, Rezoning Application

Case# RZ-98LE-069

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 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) Inter.	S/F	10	x .4	4			x		4	
(7-8)	S/F	10	x .071	1			x		1	
High (9-12)	S/F	10	x .154	2			x		2	

* 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
Franconia	K-6	250	454	502	536	548	555	548
Twain	7-8	650	903	898	916	981	1070	1041
Edison	9-12	1900	1391	1434	1463	1504	1530	1617

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: 1-7-99

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Heather Glen Associates, Inc.

Application Number: 1998-LE-069

Type of Application: RZ/FDP

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

Date Received in UP&DD: December 18, 1998

Date Due Back to DPZ: January 14, 1999

Site Information: Location - 91-1 ((1)) 41, 41A
Area of Site - 3.00 acres
Rezone from - R-1 to PDH-4
Watershed/Segment - Accotink Creek / Long Branch A

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

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

If yes, describe:

- Master Drainage Plan (proposed projects): AC212 - Channel restoration and stabilization project located approximately 2 miles downstream of site.
- UP&DD Ongoing County Drainage Projects: None.
- Other Drainage Information: None.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 11 1999
ZONING EVALUATION DIVISION

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.**

**Fairfax
County
Park
Authority**



M E M O R A N D U M

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

DATE: February 11, 1999

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

SUBJECT: RZ/FDP 1998-LE-069
Heather Glen
Loc: 91-1((1))41,41-A

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

Provide the proportional cost of \$9,550 to Fairfax County Park Authority to acquire, develop, maintain park and recreational facilities in Manchester Lakes Park or a nearby park to serve the residents of this development.

The development plan for Heather Glen will construct 10 single family units at the site that will add 31 residents to the current population of Lee District. The developer is not providing any recreational amenities at the site. The residents of this development will need several outdoor facilities including playground, picnic, tennis, multi-use court and athletic fields. The proportional development cost to provide these amenities will be \$9,550.

The Comprehensive Plan for Fairfax County, Virginia, Area IV, Springfield Planning District, Newington Community Planning Sector- S6, Parks and Recreation Recommendations, page 376, states: "Neighborhood Park facilities should be provided in conjunction with new residential development".

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, 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, Policy Plan, 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

Barbara Byron
RZ/FDP 1998-LE-069
Heather Glen
February 11, 1999
Page 2

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

ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure 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; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-107 Lot Size Requirements

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

6-108 Bulk Regulations

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

6-110 Open Space

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

Subdistrict	Open Space	Affordable Dwelling Unit Development Open Space
PDH-4	20% of the gross area	18% of the gross area

2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities in all PDH Districts. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$500 per dwelling unit for such facilities for rezoning applications which are accepted prior to October 3, 1997 and

approved by March 24, 1998 and \$955 per dwelling unit for such facilities for rezoning applications which are accepted subsequent to October 3, 1997 or approved after March 24, 1998, and either

- A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
- B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

appropriate to the development.

16-102 Design Standards

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

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

16-404 Required Recreational Facilities in PDH, Planned Development Housing and PDC, Planned Development Commercial Districts

Required recreational facilities shall include either active recreation facilities such as tennis courts, swimming pools, children playgrounds, tot lots or ballfields, or passive recreation and site amenities such as gazebos, picnic areas, trails and nature walks, but not including landscape plantings, trails identified on the adopted comprehensive plan or sidewalks required by the Public Facilities Manual.

1. For recreational facilities to be constructed on-site by the developer, the facilities shall be shown on the site plan or subdivision/construction plan, as applicable, in substantial conformance with the approved final development plan and the following shall apply, unless otherwise modified by the Board at the time of zoning approval:
 - A. For single section developments, or multiple section developments where required recreational facilities are to be provided in the first section of the development, such facilities shall have an executed security package prior to:
 - (1) final subdivision plat approval for single family dwelling developments; or
 - (2) issuance of construction permits for multiple family dwelling developments; single family attached dwelling developments not subject to subdivision approval; or combination single family attached dwellings subject to subdivision approval and multiple family dwelling developments.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in

a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

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

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

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

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

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

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

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

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

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

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

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

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

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

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic

conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

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

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PRC	Planned Residential Community
BOS	Board of Supervisors	RMA	Resource Management Area
BZA	Board of Zoning Appeals	RPA	Resource Protection Area
COG	Council of Governments	RUP	Residential Use Permit
CBC	Community Business Center	RZ	Rezoning
CDP	Conceptual Development Plan	SE	Special Exception
DEM	Department of Environmental Management	SP	Special Permit
DDR	Division of Design Review, DEM	TDM	Transportation Demand Management
DP	Development Plan	TMA	Transportation Management Association
DPW	Department of Public Works	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, DPW
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, OCP
OCP	Office of Comprehensive Planning	ZED	Zoning Evaluation Division, OCP
OT	Office of Transportation	ZPRB	Zoning Permit Review Branch
PD	Planning Division		