



APPLICATION ACCEPTED: March 8, 2006
PLANNING COMMISSION: September 15, 2010
BOARD OF SUPERVISORS: September 28, 2010 @ 3:30 P.M.

County of Fairfax, Virginia

September 8, 2010

STAFF REPORT

APPLICATION RZ 2006-LE-010

LEE DISTRICT

APPLICANT:	Ramada Family, LLC
PRESENT ZONING:	R-1, C-5, HC
REQUESTED ZONING:	C-2, HC
PARCEL(S):	81-3 ((5)) 10
ACREAGE:	41,554 square feet
FAR:	0.22 (8,991 gross square feet)
OPEN SPACE:	43.9%
PLAN MAP:	Office
PROPOSAL:	To rezone from the R-1 District and C-5 District to the C-2 District to permit office development within a Highway Corridor Overlay (HC) District.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2006-LE-010 subject to the draft proffers contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement along the northern property line to allow a 10-foot wide planting area and 6-foot high brick/architectural wall as shown on the GDP.

St. Clair Williams

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of a modification of the transitional screening requirement and waiver of the barrier requirement along the eastern property line to that shown on the GDP.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the western property line to allow the existing vegetation and supplemental planting, as shown on the GDP.

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

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

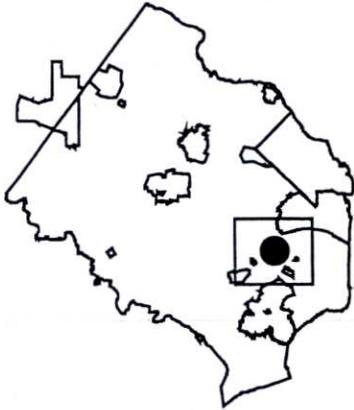
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2006-LE-010



Applicant: RAMADA FAMILY, LLC

Accepted: 03/08/2006

Proposed: COMMERCIAL

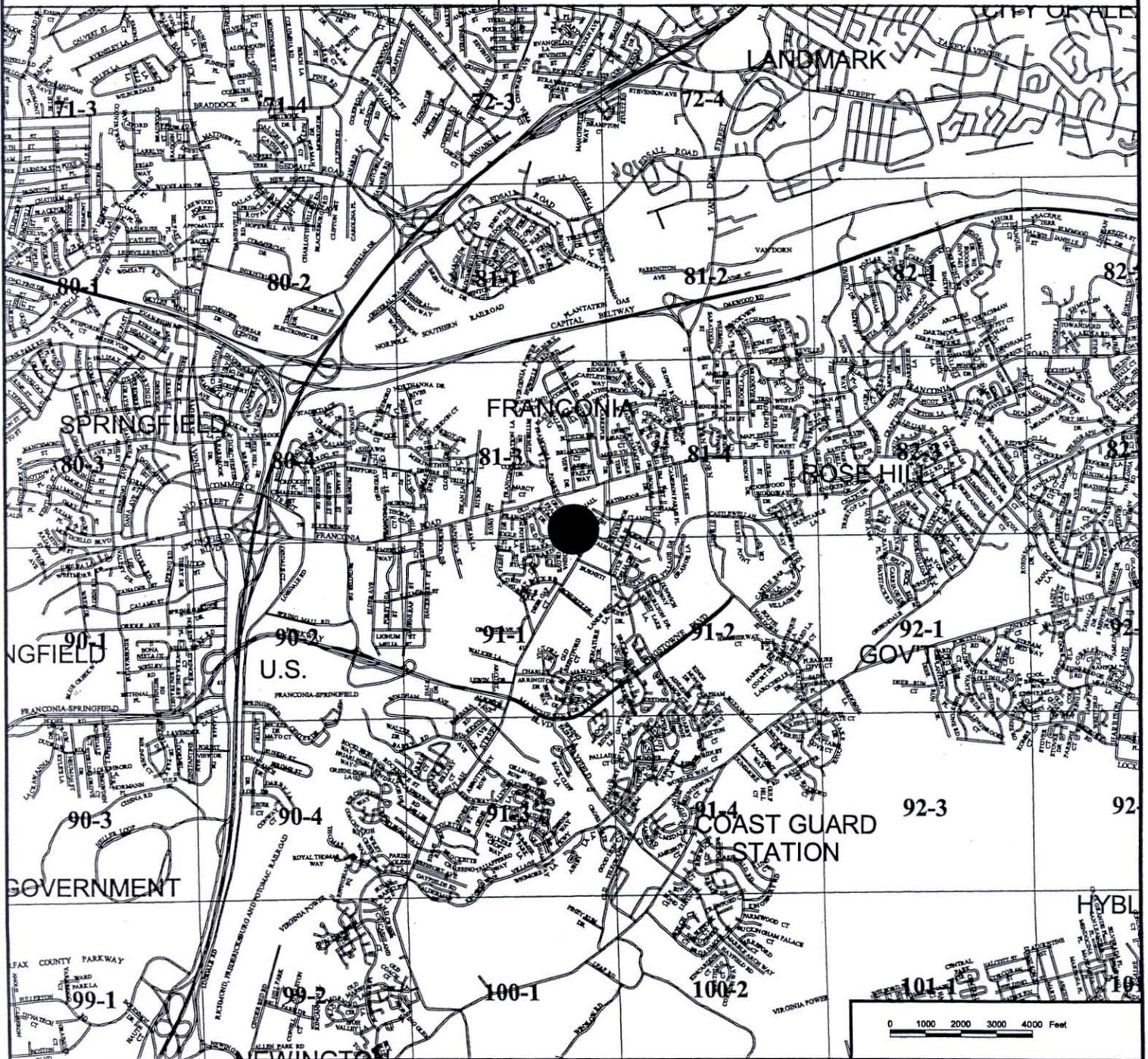
Area: 43,554 SF OF LAND; DISTRICT - LEE

Located: WEST SIDE OF GROVEDALE DRIVE
APPROXIMATELY 900 FEET SOUTHWEST OF
ITS INTERSECTION WITH FRANCONIA ROAD

Zoning: FROM C- 5 AND R- 1 TO C- 2

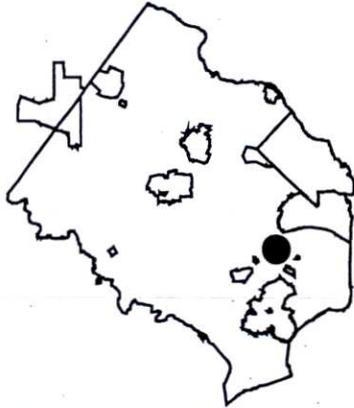
Overlay Dist: HC

Map Ref Num: 081-3- /05/ /0010



Rezoning Application

RZ 2006-LE-010



Applicant: RAMADA FAMILY, LLC

Accepted: 03/08/2006

Proposed: COMMERCIAL

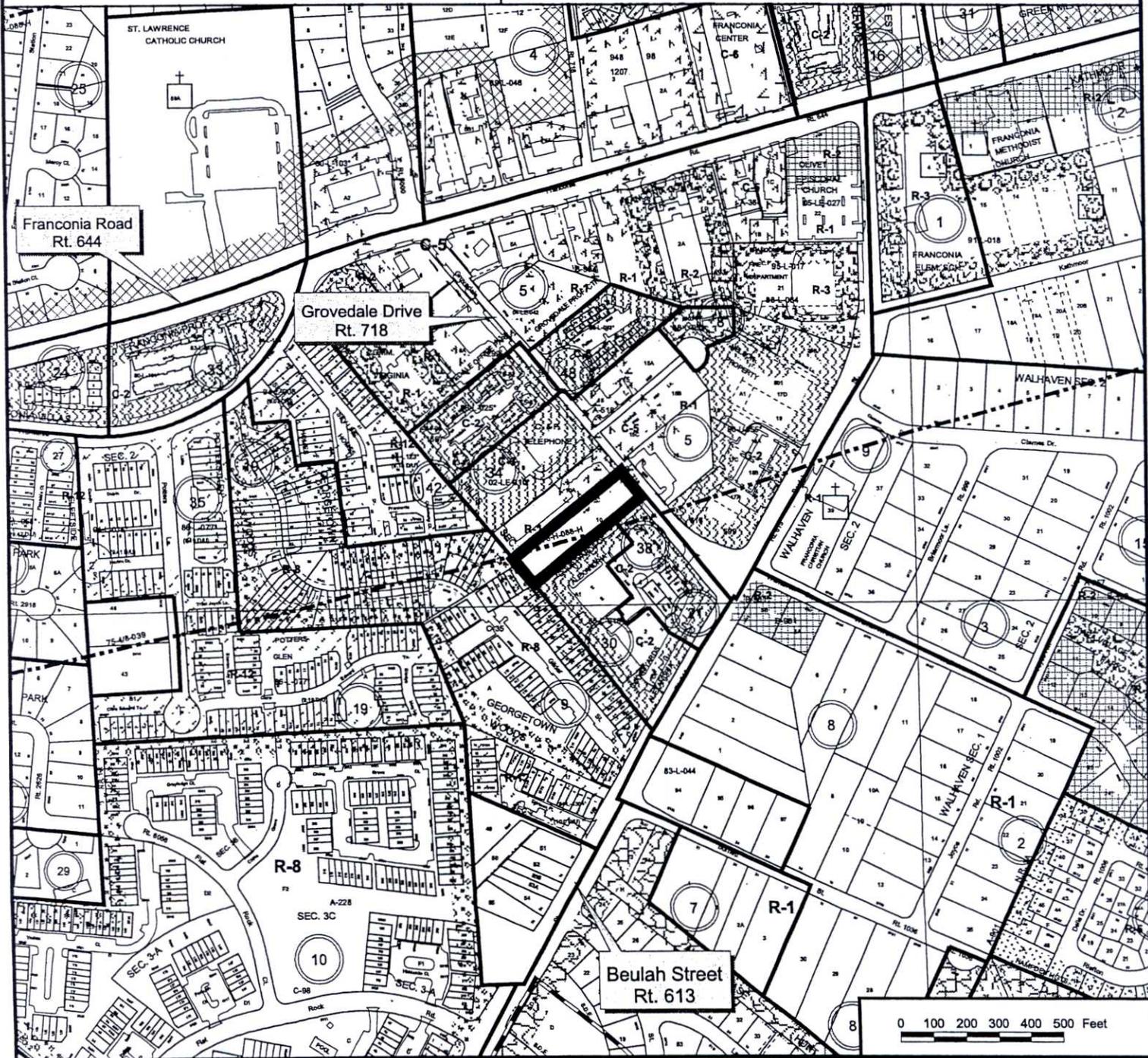
Area: 43,554 SF OF LAND; DISTRICT - LEE

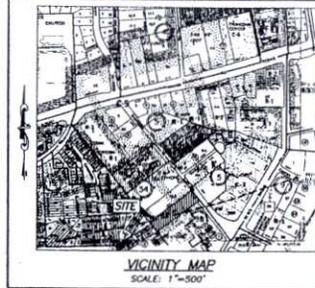
Located: WEST SIDE OF GROVEDALE DRIVE
APPROXIMATELY 900 FEET SOUTHWEST OF
ITS INTERSECTION WITH FRANCONIA ROAD

Zoning: FROM C-5 AND R-1 TO C-2

Overlay Dist: HC

Map Ref Num: 081-3- /05/ /0010





GENERALIZED DEVELOPMENT PLAN
RZ 2006-LE-010
FRANCONIA HILLS, SECTION 2, LOT 10
6320 GROVEDALE DRIVE
TM #0813-005-10
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - GENERALIZED DEVELOPMENT PLAN
- SHEET 3 - ON-SITE DRAINAGE COMPUTATIONS/BMP DESIGN & DETAILS
- SHEET 4 - OUTFALL COMPUTATION & CORRESPONDENCE
- SHEET 5 - EXISTING OUTFALL STORM SEWER PLAN VIEW (FOR INFORMATION)
- SHEET 6 - EXISTING OUTFALL STORM SEWER PLAN VIEW (FOR INFORMATION)
- SHEET 7 - ADEQUATE OUTFALL NARRATIVE & BEULAH STREET STORM SEWER COMPUTATIONS (FOR INFORMATION)
- SHEET 8 - LANDSCAPE PLAN
- SHEET 9 - EXISTING VEGETATION MAP & EXISTING TREE CANOPY SAVE
- SHEET 10 - EXISTING TREE INVENTORY

1	12/17/09	COUNTY DP&Z COMMENTS	KJ
2	06/04/10	ADDRESS STAFF COMMENTS	KJ
3	09/01/10	ADDRESS UFWD COMMENTS	KJ
NO.	DATE	DESCRIPTION	BY



KJ & ASSOCIATES
 CIVIL AND LAND DEVELOPMENT ENGINEERING
 10880 MAIN STREET, SUITE 302 (703) 449-1600
 FAIRFAX, VA 22030-3814 FAX (703) 449-1604
 e-mail: kjand@kja.net

NOTES:

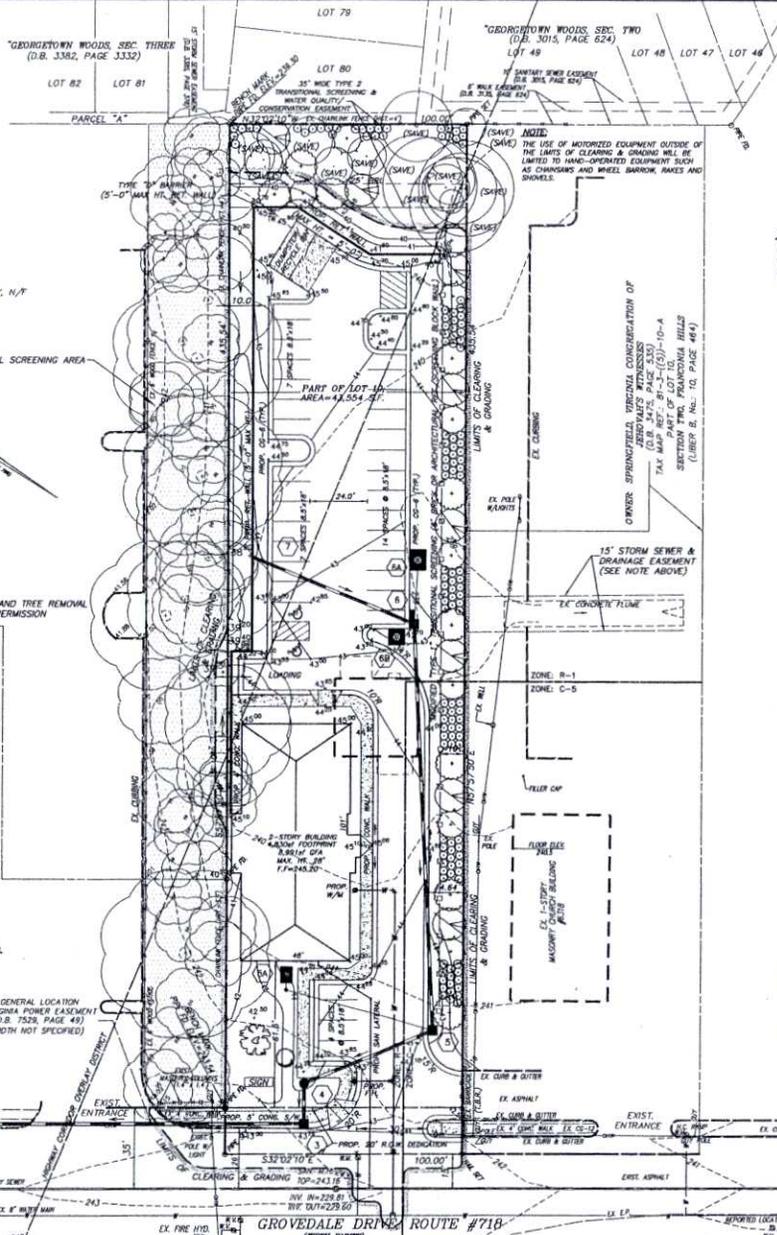
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 81-3-(03) PARCEL 10, RECORDED IN DEED BOOK 12492, PAGE 79A.
2. OWNER: RAMANA FAMILY, LLC
3. PROPERTY ADDRESS: 6320 GROVEDALE DRIVE ALEXANDRIA, VA 22310
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM INFORMATION OF RECORD AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY BY GILLFAIR, HARKES & JEFFERS, LTD. PERFORMED IN JANUARY 2003.
6. VERTICAL DATUM: U.S.G.S.
7. THE APPLICATION PROPERTY IS CURRENTLY ZONED R-1 AND C-5.
8. PROPOSED SITE ZONE: C-2.
9. THE PROPERTY IS LOCATED IN THE FAIRFAX PLANNING, LEE DISTRICT BUSINESS COMMUNITY SECTOR. THE ADOPTED COMPREHENSIVE PLAN RECOMMENDS COMMERCIAL USE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN.
10. THERE ARE NO TRAILS PROPOSED OR REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY COMPREHENSIVE TRIAL PLAN.
11. PUBLIC WATER AND SANITARY SEWER SERVICES ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT AS SHOWN ON THE GCP.
12. STORMWATER MANAGEMENT: THE ENTIRE SITE IS LOCATED IN A CATCHMENT WATERSHED. A WAKER OF ON-SITE STORMWATER MANAGEMENT WILL BE REQUESTED AT THE TIME OF DEVELOPMENT PLAN SUBMISSION BASED ON SITE CONDITIONS AND ADEQUATE OUTFALL.
13. ON-SITE WATER QUALITY MEASURES (BEST MANAGEMENT PRACTICES) REQUIREMENTS FOR THIS DEVELOPMENT WILL BE MET IN ACCORDANCE WITH THE PFM REQUIREMENT BY FILTERTRIA STRUCTURES.
14. NO PERMANENT EASEMENT HAVING A WIDTH OF 25 FEET OR MORE ARE PRESENT ON THIS PROPERTY.
15. THERE IS NO EVIDENCE OF GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ON THE SUBJECT PROPERTY.
16. NO FLOOD PLAN OR EDC IS PRESENT ON THE SUBJECT PROPERTY. THERE ARE NO DELINEATED BMA'S ON THIS SITE.
17. THERE IS ONE UNINHABITABLE STRUCTURE LOCATED ON THE SUBJECT PROPERTY. THE SAID STRUCTURE WILL BE DEMOLISHED WITH THE FINAL DEVELOPMENT PLANS.
18. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVAL.
19. TO THE BEST OF OUR KNOWLEDGE, NO STORAGE TANKS OR CONTAINERS WITH HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
20. DEVIATIONS TO THE SIZE, DIMENSION FOOTPRINTS AND LOCATIONS OF BUILDINGS, DRIVE ISLES, PARKING SPACES, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH THE C-2 ZONE BULK REGULATIONS AND SETBACKS.
21. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
22. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES PRESENT OF THE PROPERTY WHICH WILL NEED TO BE PRESERVED AND PROTECTED.
23. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO ADVERSE EFFECT IS PROMPTED UPON ANY OF THE ADJOINING OR NEIGHBORING PROPERTIES BY THE PROPOSED DEVELOPMENT IMPROVEMENTS SHOWN HEREON.
24. THE SUBJECT PROPERTY IS LOCATED IN HIGHWAY CORRIDOR OVERLAY DISTRICT.
25. THE APPLICANT WILL DEDICATE A 20' WIDE STRIP ALONG THE ENTIRE FRONTAGE OF THE SUBJECT PROPERTY FOR PUBLIC STREET AND R.O.M. PURPOSES.
26. AT FINAL DEVELOPMENT, THE APPLICANT WILL CONSTRUCT 1/2 OF THE ULTIMATE ROADWAY SECTION (FROM CENTER LINE TO THE FACE OF CURB) ALONG THE PROPERTY FRONTAGE ON GROVEDALE DRIVE.
27. THE APPLICANT HEREBY PETITIONS THE BOARD TO MODIFY THE TYPE I TRANSITIONAL SCREENING AND BARRIER ALONG THE NORTHERN PROPERTY LINE TO A 10-FOOT WIDE PLANTING AREA WITH A 6-FOOT HIGH BRICK/ARCHITECTURAL RETAINING AND SCREENING WALL AS SHOWN ON GCP.
28. THE APPLICANT HEREBY PETITIONS THE BOARD TO MODIFY THE TYPE-1 TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY LINE DUE TO MINIMIZED IMPACT THROUGH THE COMBINATION OF BUILDING ARCHITECTURAL AND PROPOSED TREES AS SHOWN ON GCP, BASED ON THE FOLLOWING:
 - A. THE SUBJECT PROPERTY IS LOCATED ACROSS AN EXISTING 70-FOOT WIDE RIGHT-OF-WAY.
 - B. THE PARKING LOT OF THE PARCEL ACROSS THE SUBJECT SITE FRONTS EXISTING RIGHT-OF-WAY.
 - C. THE PROPOSED BUILDING IS SET BACK 61.5' FROM RIGHT-OF-WAY WITH OPEN SPACE WITH SUPPLEMENTAL TREES PROPOSED.
29. THE APPLICANT HEREBY PETITIONS THE BOARD TO MODIFY THE TYPE II TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE TO ALLOW EXISTING VEGETATION WITH SUPPLEMENTAL PLANTING AS SHOWN ON GCP.

GROVEDALE OFFICE CENTER, LOT 1
OWNER: GRI GROVEDALE LIMITED COMPANY, N/F
(D.B. 12386, PAGE 126)

NOTE:
OFFSITE GRADING AND TREE REMOVAL
WITH LETTER OF PERMISSION

THE COURTYARDS OF ALEXANDRIA,
A CONDOMINIUM, PHASE 1
(D.B. 7501, PAGE 483)

GENERAL LOCATION
VIRGINIA POWER EASEMENT
(D.B. 7524, PAGE 49)
(WIDTH NOT SPECIFIED)



SITE TABULATIONS:
PRESENT ZONING: R-1 & C-5
PROPOSED ZONING: C-2
GROSS SITE AREA: 43,554 SF (0.9988 AC)
PROPOSED R.O.M. DEDICATION: 2,000 SF
ADJUSTED SITE AREA: 41,554 SF (0.9534 AC)
PROPOSED BUILDING FOOTPRINT: 4,830.8 SF
PROPOSED BUILDING GFA: 8,991.8 SF
ALLOWABLE F.A.R.: 0.5 (20,777 SF)
PROPOSED F.A.R.: 0.216 (8,991.8 SF)
PROPOSED SITE IMPROVEMENTS AREA: 23,339 SF
REQUIRED OPEN SPACE: 30% OR 12,468.2 SF
PROVIDED OPEN SPACE: 43,668 OR 18,225 SF

SETBACK REQUIREMENTS:
FRONT: 25'
REAR: 25'
SIDE: NO REQUIREMENTS

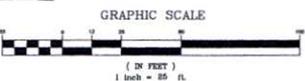
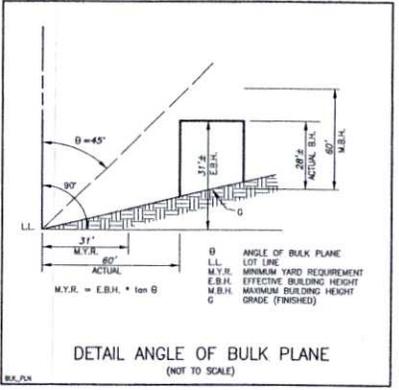
PARKING REQUIREMENTS:
REQUIRED PARKING: 3.6 SPACES/1,000 SF GROSS FLOOR AREA = 33 SPACES
PROVIDED PARKING: 32 STANDARD SPACES + 2 VAN ACCESSIBLE HC SPACES = 34 SPACES
REQUIRED LOADING SPACES: 1 SPACES
PROVIDED LOADING SPACES: 1 SPACES

TRANSITIONAL SCREENING TREE LEGEND

- DECIDUOUS TREE
 - LARGE EVERGREEN TREE
 - MEDIUM EVERGREEN TREE
 - SHRUB
- OTHER TREE LEGEND**
- BETULA NIGRA/RIVER BIRCH (2" CALIPER)
 - ILEX ATTENUATA FOSTER/FOSTER'S HOLLY (2" CALIPER)

NOTE:
SEE LANDSCAPE PLAN FOR TRANSITIONAL SCREENING REQUIREMENTS AND LANDSCAPE PLANTING.

NOTES:
1 - T.B.R. INDICATES TO BE REMOVED
2 - THE LOCATION AND ORIENTATION OF SIGN IS APPROXIMATE



DATE	12/17/09
SCALE	HORIZ. 1"=25' VERT. N/A
SEAL	
PROJECT	GENERALIZED DEVELOPMENT PLAN FRANCONIA HILLS SECTION TWO PART OF LOT 10 LEE DISTRICT FAIRFAX COUNTY, VIRGINIA
JOB	02-007
CADD	
SHEET	2 OF 10

STORM SEWER DESIGN COMPUTATIONS																						
FROM	TO	DRAIN TYPE STR	RUN COEFF	C X A				TIME OF CONCENTRATION (Ct)				DESIGN				LENGTH	FALL	UPPER INV	LOWER INV	LOSSES	STATION	TOP ELEV
				INC	CUM	Tc TO	TIME IN	ACCUM TIME	I	INC	CUM	PIPE DIA	SLOPE (S)	"n"	MAX Q							
5-3		MH																				
5-2		MH																				
5-1		MH																				
5-6A		MH																				
5-6		MH																				
5-6		MH																				
5-10		MH																				
5-18A		MH																				
5-18A		MH																				
6-12		MH																				
6-1A		JB																				
6-1A		JB																				
6-2B		JB																				
6-2B		JB																				
6-18		JB																				
6-18		JB																				
6-18A		JB																				
6-18A		HW																				

NOTES:

- FOR EXISTING STORM SEWER OUTFALL PLAN VIEW SEE SHEETS 5 AND 6.
- FOR BEULAH ROAD STORM SEWER DESIGN CHART BY VDOT, SEE SHEET 7.



County of Fairfax, Virginia
 To protect and enhance the quality of life for the people, neighborhoods and diverse communities of Fairfax County

FEB 21 2007

Keyvan Jaboori, P.E.
 KJ & Associates
 10650 Main Street, Suite 302
 Fairfax, Virginia 22030

Subject: Ramada Family LLC, 4320 Overdale Drive, Project RZ 2006-LE-010, Tax Map #083-3-05-0010, Lee District

Reference: Your Letter Dated November 1, 2006

Dear Mr. Jaboori:

In accordance with the amended provisions of the Public Facilities Manual (PFM), a change in drainage divides may be approved by the Director when, among other things, there is no change in the total drainage area of a watershed depicted on the County Map of Watersheds, PFM 6-0202.1A(4). The 2006-2007 County Map of Watersheds shows the subject property completely within the Ridge Creek Watershed.

The storm sewer system proposed with the rezoning diverts the stormwater runoff from Ridge Creek watershed. Provide a narrative related to the proposed diversion on the Generalized Development Plan describing how a change in drainage divides may be approved by the Director in accordance with the provisions of PFM 6-0202.2A(1), (2), (3) and (4).

This letter supersedes the previous determination dated January 5, 2007.

Department of Public Works and Environmental Services
 Land Development Services, Environmental and Site Review Division
 12055 Government Center Parkway, Suite 533
 Fairfax, Virginia 22033-5303
 Phone 703-324-1728 • TTY 703-324-1877 • FAX 703-324-8339

Keyvan Jaboori, P.E.
 Tax Map #083-3-05-0010
 Page 2 of 2

If you have any questions, or need further assistance, please contact me at 703-324-1720.

Sincerely,

 Savannah Stonefield
 Chief Stormwater Engineer
 Environmental and Site Review Division (ESRD) East

cc: Steve Alchese, Director, Stormwater Planning Division, DPWES
 Bruce Neasimhah, Director, ESRD East, DPWES
 St. Clair Williams, Staff Coordinator, Zoning Evaluation Division, Department of Planning and Zoning
 Valerie Tucker, Chief Stormwater Engineer, ESRD East, DPWES
 Zoning Application File (1018-ZONA-001-3)

OUTFALL DRAINAGE COMPUTATIONS

DRAINAGE AREA = 121.3 ACRES

DETERMINE Cw

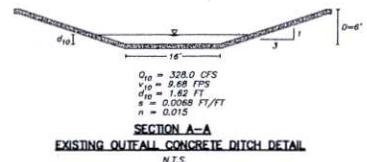
AREA	ZONE	C _w
12.07ac	C-2	0.65
4.54ac	R-3	0.40
47.37ac	R-1	0.35
45.45ac	C-8	0.70
1.78ac	R-12	0.75
9.07ac	PDH-4	0.45
2.00ac	R/2	0.80
121.3ac	Ø	0.53

DETERMINE Tc

HEIGHT=40 FT
 LENGTH OF TRAVEL=3500 FT

USING PFM PLATE 4-5
 Tc=22 MINUTES
 DRAINAGE AREA MOSTLY DEVELOPED WITH EXISTING STORM SEWER SYSTEM IN PLACE.
 USE Tc=10min.
 116=5.92 in/hr.

** 10min Tc USED IN BEULAH ROAD STORM SEWER DESIGN COMPUTATIONS (VDOT PROJECT #0633-029-309, C-1). SEE VDOT STORM SEWER DESIGN CHARTS ON SHEET 8 OF X.



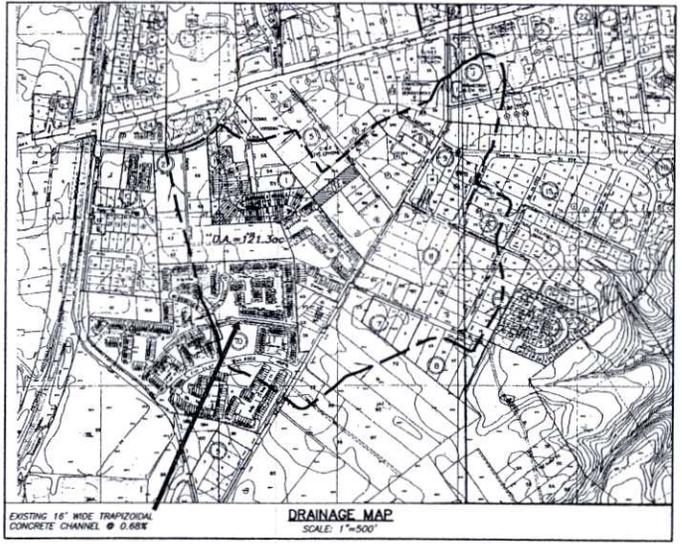
* MISPRINT (ACOTINK CREEK)

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

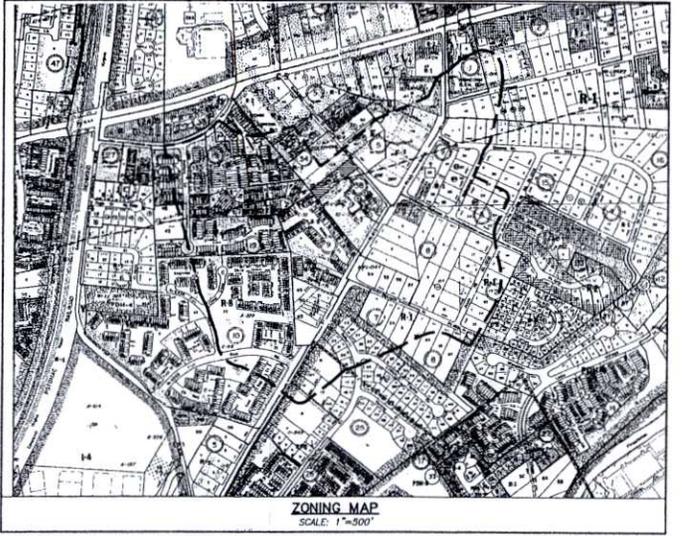
- The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.
- This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011.2 J & 2 L) Special Exceptions (9-011.2 J & 2 L)
 Cluster Subdivisions (6-015.1 G & 1 H) Commercial Fundraising Districts (6-022.2A (1) & (4))
 Development Plans (PFC District (16-302.3 & 4 L) PFC Plan (16-303.1 E & 1 O)
 FDP P Districts (except PFD) (16-502.1 F & 1 G) Amendments (16-302.10 F & 30)
1. Plot is at a minimum scale of 1"=60' (unless it is depicted on one sheet with a minimum scale of 1"=100').
 2. A graphic depicting the stormwater management facilities and limits of clearing and grading, accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on sheet _____.
 3. Provide:

Facility Name & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cu ft)	if pond, dam height (ft)
TOTALS						
 4. On-site drainage channels, outfalls and pipe systems are shown on sheet _____ & _____. Pond inlet and outlet pipe systems are shown on sheet _____.
 5. Maintenance access (road) to stormwater management facility(ies) are shown on sheet _____. Type of maintenance access road surface noted on the plan is _____ (asphalt, pebble, gravel, etc.).
 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on sheet _____.
 7. A "stormwater management narrative" which contains a description of flow detention and best management practice requirements will be provided on sheet _____.
 8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 feet from the site area or which has a drainage area of at least one square mile (564 acres) is provided on sheet _____.
 9. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on sheet _____.
 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on sheet _____.
 11. A submission waiver is requested for ON-SITE STORMWATER MANAGEMENT REQUIREMENTS.
 12. Stormwater management is not required because EXISTING ADEQUATE OUTFALL.

** DUE TO LACK ADEQUATE FALL TO REACH EXISTING STORM SEWER OUTFALL SYSTEM ON BEULAH ROAD, IT IS NOT FEASIBLE TO PROVIDE ONSITE STORMWATER MANAGEMENT. THE EXISTING OUTFALL STORM SEWER SYSTEM HAS BEEN EVALUATED AND IS PROVEN TO HAVE ADEQUATE CAPACITY FOR THE 10-18% INCREASE IN RUN OFF GENERATED BY THE PROPOSED DEVELOPMENT. SEE STORMWATER NARRATIVE ON SHEET 7.



EXISTING 16" WIDE TRAPEZOIDAL CONCRETE CHANNEL Ø 0.68' **DRAINAGE MAP** SCALE: 1"=300'



ZONING MAP SCALE: 1"=300'

DATE: 12/17/09
 SCALE: HORIZ: AS NOTED
 VERT: AS NOTED
 SEAL:

KJ & ASSOCIATES
 10650 MAIN STREET, SUITE 302
 FAIRFAX, VA 22033-5303
 PHONE: 703-324-1728 FAX: 703-324-8339

FRANCONIA HILLS SECTION TWO
 PART OF LOT 10
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

OUTFALL COMPUTATIONS & CORRESPONDENCE
 PROJECT: 02-007
 SHEET: 4 OF 10

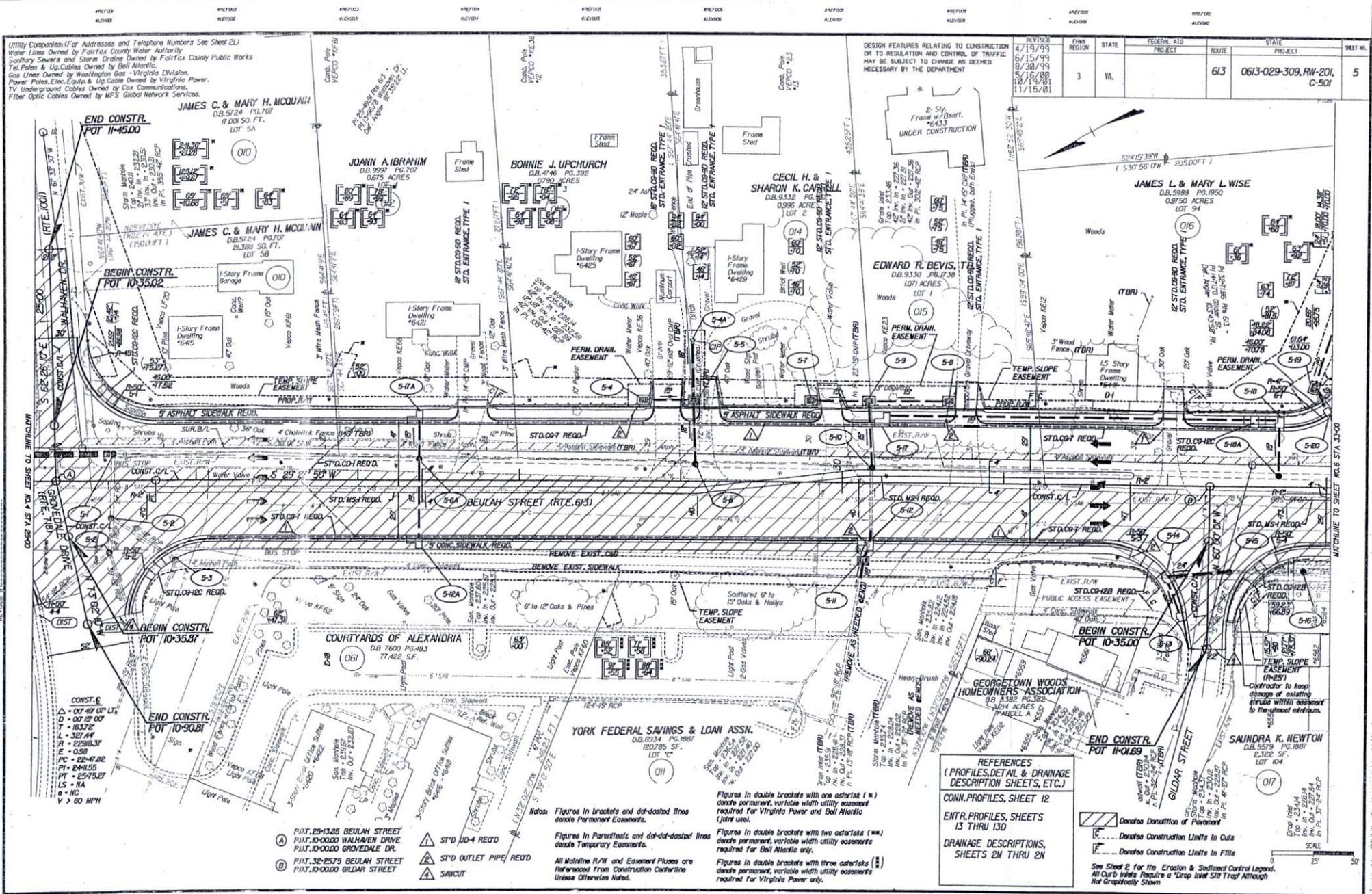
DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 REVISION APPROVED BY: [Signature]
 DESIGNER: [Signature]
 SURVEY: GHJ/RDA
 REGION: KJ
 DRAWN: KJ
 COUNTY: FAIRFAX
 SHEET: 4 OF 10

APPROVED AND CONSTRUCTED VDOT BEULAH STREET (ROUTE #613) PLAN
THIS SHEET FOR INFORMATION ONLY!!!

NOVA DISTRICT DESIGN UNIT

MACHINE TO SHEET NO. STA. 52.5

#10000000



DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

REVISED	DATE	BY	REASON	FIRM REGION	STATE	FEDERAL AID PROJECT	ROUTE	STATE PROJECT	SHEET NO.
4/15/95									
6/15/99									
10/30/99									
11/16/99									
11/17/01									
1/15/01									



REFERENCES
(PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)
CONN. PROFILES, SHEET 12
ENTR. PROFILES, SHEETS 13 THRU 13D
DRAINAGE DESCRIPTIONS, SHEETS 2M THRU 2N

- (A) P.O.T. 25+32.85 BEULAH STREET
P.O.T. 10+00.00 WALWAGEN DRIVE
- (B) P.O.T. 32+25.75 BEULAH STREET
P.O.T. 10+00.00 GILDAR STREET

- △ STD 10-4 RECD
- △ STD 10 OUTLET PIPE RECD
- △ S&P/CUT

Notes: Figures in brackets and dot-dashed lines denote Permanent Easements.
Figures in Parenthesis and dot-dot-dashed lines denote Temporary Easements.
All Moteline R/W and Easement Pluses are Referenced From Construction Centerline Unless Otherwise Noted.

Figures in double brackets with one asterisk (**) denote permanent, variable width utility easement required for Virginia Power and Bell Atlantic (Joint use).
Figures in double brackets with two asterisks (***) denote permanent, variable width utility easements required for Bell Atlantic only.
Figures in double brackets with three asterisks (***) denote permanent, variable width utility easements required for Virginia Power only.

--- Denotes Donation of Pavement
--- Denotes Construction Limits In Cuts
--- Denotes Construction Limits In Fills
See Sheet E for the Erosion & Sediment Control Legend.
All Curb Inlets Require a "Drop Inlet Silt Trap" Although Not Graphically Shown.



TRANSITIONAL SCREENING PLANTING REQUIREMENTS

ALONG WESTERN BOUNDARY LINE
35' WIDE TYPE-2 TRANSITIONAL SCREENING
REQUIRED PLANTING:

1. A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVE A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE PERCENT OR GREATER.
2. A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE.
3. A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA. THE SHRUBS SHALL GENERALLY BE LOCATED AWAY FROM BARRIER AND STAGGERED ALONG THE OUTER BOUNDARY OF THE TRANSITION YARD.

TRANSITION YARD LENGTH: 100 FEET
 TRANSITION YARD WIDTH: .35 FEET
 TRANSITION YARD AREA: 100.35 x .3500ft
 EXISTING TREE CANOPY SAVED IN TRANSITIONAL SCREENING AREA = 2,363sf
 REMAINING AREA TO BE PLANTED = 1,137sf
 MINIMUM 10-YR CANOPY COVER REQUIRED: 75% OR 853sf
 EVERGREEN SHRUB REQUIRED: 3x(100/10)=30 SHRUBS

PROPOSED PLANTING:
 TOTAL TREES PROPOSED: 7 TREES

- 3 LARGE EVERGREEN TREES @ 150sf CANOPY COVER = 450sf
 - 2 MEDIUM EVERGREEN TREES @ 100sf CANOPY COVER = 200sf
 - 2 LARGE DECIDUOUS TREES @ 150sf CANOPY COVER = 300sf
- TOTAL CANOPY COVER PROVIDED: 950sf
 PROPOSED TREE CANOPY SAVE: 2,363sf
 TOTAL CANOPY PROVIDED: 3,313sf > 3,002sf

EVERGREEN SHRUBS PROVIDED: 30 SHRUBS

ALONG NORTHERN BOUNDARY LINE
MODIFIED TYPE-1 TRANSITIONAL SCREENING (10' WIDE)
REQUIRED PLANTING:

1. A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVE A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE PERCENT OR GREATER.
2. A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE.
3. A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA. THE SHRUBS SHALL GENERALLY BE LOCATED AWAY FROM BARRIER AND STAGGERED ALONG THE OUTER BOUNDARY OF THE TRANSITION YARD.

TRANSITION YARD LENGTH: 340 FEET
 TRANSITION YARD WIDTH: 10 FEET
 TRANSITION YARD AREA: 340x10=3,400sf
 MINIMUM 10-YR CANOPY COVER REQUIRED: 75% OR 2,550sf
 EVERGREEN SHRUB REQUIRED: 3x(340/10)=102 SHRUBS

PROPOSED PLANTING:
 TOTAL TREES PROPOSED: 19 TREES

- 8 LARGE EVERGREEN TREES @ 150sf CANOPY COVER = 1,200sf
 - 6 MEDIUM EVERGREEN TREES @ 100sf CANOPY COVER = 600sf
 - 5 LARGE DECIDUOUS TREES @ 150sf CANOPY COVER = 750sf
- TOTAL CANOPY COVER PROVIDED: 2,550sf

EVERGREEN SHRUBS PROVIDED: 102 SHRUBS

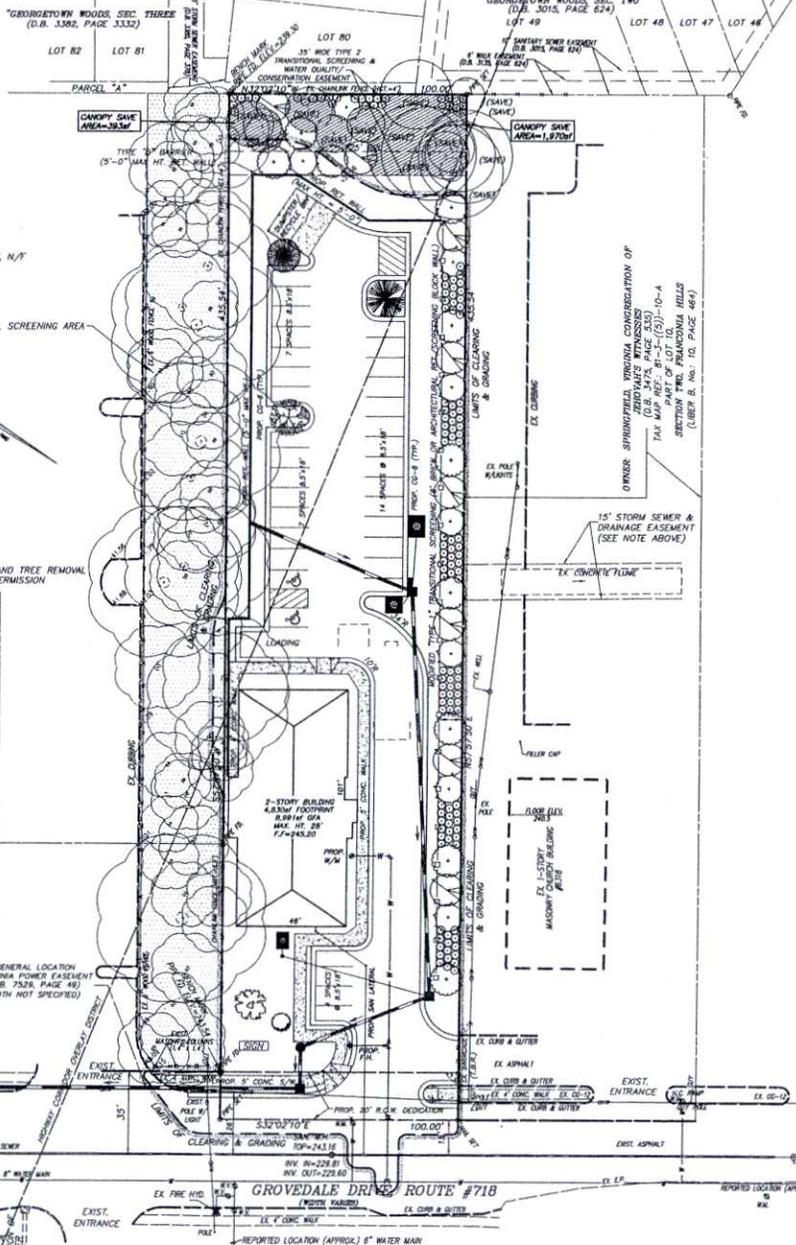
NOTE:
 TRANSITIONAL SCREENING PLANTING TO BE COORDINATED AND WITH THE DESIGN AND COORDINATION WITH THE URBAN FORESTRY MANAGEMENT DIVISION AT THE TIME OF SITE PLAN PROCESS.

TABLE 12.3

SITE AREA: 43,524sf	
A Pre-development area of existing tree canopy (From Existing Vegetation Map)	12,379sf
B Percentage of gross site area covered by existing tree canopy	28.42%
C Percentage of 10-year tree canopy required for site	10%
D Percentage of 10-year tree canopy required that should be met through tree preservation	0.10 x 28.42
E Proposed percentage of canopy required that will be met through tree preservation	2.84%
F Has the tree preservation target minimum been met?	YES

THE COURTYARDS OF ALEXANDRIA
 A CONDOMINIUM, PHASE 1
 (O.B. 7900, PAGE 483)

GENERAL LOCATION
 VIRGINIA POWER EASEMENT
 (O.B. 7826, PAGE 48)
 (WIDTH NOT SPECIFIED)



LEGEND

- EXISTING TREE CANOPY AREA SAVED
- EXISTING OFF-SITE TREES ON THE PROPERTY OF COURTYARDS OF ALEXANDRIA
- PROPOSED LARGE EVERGREEN TREE (10yr CANOPY, 150sf)
- PROPOSED MEDIUM EVERGREEN TREE (10yr CANOPY, 100sf)
- PROPOSED DECIDUOUS TREE (10yr CANOPY, 150sf)
- PROPOSED SHRUB
- BETULA NIGRA/RIVER BIRCH (2" CALIPER)
- ILEX ATTENUATA 'FOSTER'/FOSTER'S HOLLEY (2" CALIPER)
- SOPHORA JAPONICA/JAPANESE PAGODA TREE (2" CALIPER)
- TILIA AMERICANA/AMERICAN LINDEN, BASSWOOD (2" CALIPER)
- INTERIOR PARKING LOT LANDSCAPING (200sf, 10yr CANOPY)
- ACER RUBRUM/RED MAPLE (1" CALIPER)
- INTERIOR PARKING LOT LANDSCAPING (150sf, 10yr CANOPY)
- PROPOSED 6" BRICK OR ARCHITECTURAL WALL
- PROPOSED FILTERRA STORM (BMP) STRUCTURE

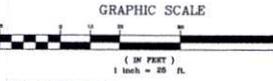
NOTE:
 THE USE OF MOTORIZED EQUIPMENT OUTSIDE OF THE LIMITS OF CLEARING & GRADING WILL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS AND WHEEL BARROW, RAKES AND SHOVELS.

TREE CANOPY COVER REQUIREMENTS
 SITE AREA: 43,524sf
 REQUIRED TREE CANOPY COVER: 10% OR 4,352sf

PROPOSED CANOPY COVER
 TREE SAVE AREA: 12,379sf x 1.25 = 15,473sf
 PROPOSED PLANTING CANOPY AREA = 6,688sf
 TOTAL CANOPY COVER PROVIDED: 22,161sf

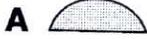
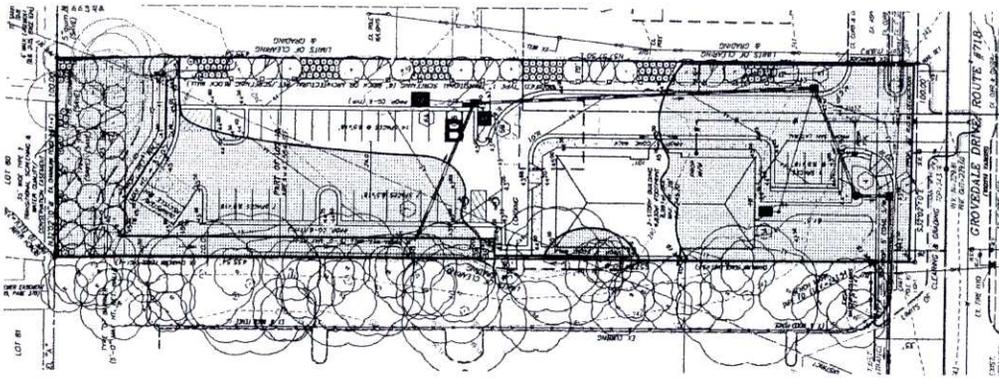
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS
 TOTAL AREA OF TRAVEL ISLE AND PARKING: 16,327sf
 REQUIRED PARKING LOT LANDSCAPING: 5% OR 816.4sf

PROVIDED INTERIOR PARKING LOT LANDSCAPING
 PROPOSED PLANTING: 550sf
 AIR POLLUTION CREDIT: \$1.50
 TOTAL PARKING LOT CANOPY PROVIDED: 825sf
 TOTAL AREA REQUIRED: 816sf
 TOTAL AREA PROVIDED: 825sf

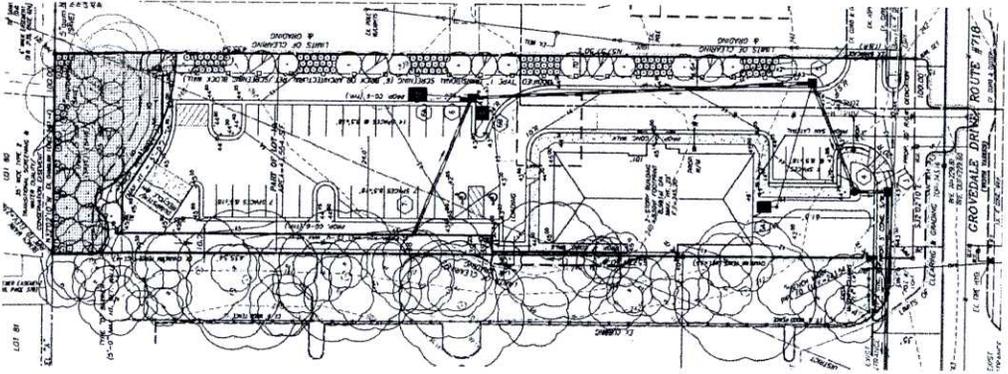


THIS SHEET FOR LANDSCAPE PLANTING ONLY!

DATE: 12/17/09
 SCALE: HORIZ 1"=25'
 VERT: N/A
 SEAL: KATHAN JACOB, LIC. No. 01885, 09/02/10
 LANDSCAPE PLAN
 FRANCONIA HILLS SECTION TWO
 PART OF LOT 10 LEE DISTRICT FAIRFAX COUNTY, VIRGINIA
 PROJECT: 02-007
 SHEET: 8 OF 10



EXISTING VEGETATION MAP



canopy cover preserved



POST DEVELOPMENT TREE CANOPY SAVE

TreesPlease®

7 41 Ave SW, Marietta, Georgia 30066 770-962-3888
<http://www.treesplease.com> 800-Tree-Please

Existing Vegetation Map Franconia Hills Section 2 Part of Lot 10

Cover Type	Primary Species	Understory Species	Comments	Successional Stage	Condition	Area
A Upland Forest	Quercus bicolor, Pinus virginiana, Quercus alba	Toxicodendron radicans	Suburban lawn and landscape, abandoned. Regrowth of Virginia pines.	Sub-climax	Good	12,379sf
B Developed	N/A	Low/no maintenance grass, some bromeliads.	Lawn and landscape, house and hardscape, abandoned.	N/A	N/A	31,175sf
Total Area						43,554sf

DATE: 09/02/10
 COUNTY: SPANISH TRAIL
 ADDRESS: LOT 10, SECTION 2, PART OF LOT 10, FRANCONIA HILLS, LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA
 SURVEY: TREES PLEASE
 DESIGN: TREES PLEASE
 DRAWN: KJ
 CHECKED: KJ

KJ & ASSOCIATES
 CIVIL AND LAND DEVELOPMENT ENGINEERING
 10000 WOODBURN ROAD, SUITE 100
 FAIRFAX, VA 22030-3614
 TEL: (703) 448-1480
 FAX: (703) 448-1480
 www.kjandassociates.com

DATE: 09/02/10
 SCALE: HORIZ: 1"=30'
 VERT: N/A
 SEAL:

EXISTING VEGETATION MAP & TREE CANOPY SAVE
 PROJECT: FRANCONIA HILLS SECTION TWO PART OF LOT 10 LEE DISTRICT FAIRFAX COUNTY, VIRGINIA
 JOB: 02-007
 CAD: 02-007
 SHEET: 9 OF 10

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

DESCRIPTION OF THE APPLICATION

The applicant is proposing to rezone the subject property from the R-1 (Residential; 1 du/ac) District, C-5 (Neighborhood Retail Commercial) District, and Highway Corridor Overlay (HC) District to the C-2 (Limited Office) District and HC District in order to develop a 8,991SF), two-story office building with a floor area ratio (FAR) of approximately 0.22. The maximum height of the proposed structure is 28 feet. Thirty-four (34) parking spaces are provided (33 spaces are required), and 43.9% open space is proposed (20% is required). The proposed development will have direct access to Grovedale Drive.

A reduced copy of the proposed Generalized Development Plan (GDP) is included in the front of this report. The applicant's draft proffers are included as Appendix 1. The applicant's affidavit is in Appendix 2 and the applicant's statement of justification regarding the application is included as Appendix 3.

LOCATION AND CHARACTER

The subject property is located at 6320 Grovedale Drive, along the west side of Grovedale Drive approximately 900 feet southwest of the intersection with Franconia Road within a larger triangular-shaped area bounded by Grovedale Drive to the west, Franconia Road to the north and Beulah Street to the east. The subject property consists of 41,544 SF, zoned R-1, C-5, and HC. The site contains a vacant single-family detached dwelling, garage, and is characterized by dense deciduous vegetation. Community serving retail, office uses, and residential use characterizes the remainder of the surrounding area.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Place of Worship (Springfield VA Congregation of Jehovah's Witnesses)	C-3 & R-1	Office
South	Office (Courtyards of Alexandria)	C-2	Office
East	Office Nursery School	C-5 R-1	Office
West	Residential, Single-family attached (Georgetown Woods)	R-8	Residential; 8-12 du/ac

BACKGROUND

Site History

The existing single-family detached dwelling on the site was constructed in 1964. There have not been any previous rezoning or special exception applications filed for the subject property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV, Springfield District
Planning Sector: S9-Beulah Community Planning Sector
Plan Map: Office

The Fairfax County Comprehensive Plan, 2007 Edition Area IV, Springfield Planning District, Amended through April 6, 2010, Page 104 states:

Transitional low-rise or townhouse-style office use up to .35 FAR is planned for Tax Map 81-3 ((05)) 9, 10, 10A, ((34)), and ((38)) along Grovedale Drive provided the following conditions are met:

- *Substantial consolidation of the parcels to effect a coordinated, attractive and well-designed development. Such development should be designed to be compatible with the surrounding residential community and no direct access should be provided to Beulah Street; and*
- *Landscaped screening should be provided in the buffer zone for those properties surrounding the subject property. This includes the Georgetown Woods townhouse development on Gildar Street and the low density neighborhood across Beulah Street. The landscaped screening should contain an effective mixture of shrubs and trees together with a fence of at least six feet in height between the planned office and existing townhouse development. Such fence should be placed on the inside edge of the buffer zone.*

ANALYSIS

Generalized Development Plan (Reduction at front of staff report)

Title of GDP: Franconia Hills, Section 2, Lot 10
(6320 Grovedale Drive)

Prepared By: KJ & Associates

Original and Revision Dates: December 17, 2009 as revised through September 1, 2010.

GDP Franconia Hills, Section 2, Lot 10 (6320 Grovedale Drive)	
Sheet #	Description of Sheet
1 of 10	Cover Sheet - Vicinity Map, Sheet Index
2 of 10	Proposed Site Layout and General Notes
3 of 10	On-site Drainage Computations/BMP Design and Details
4 of 10	Outfall Computation and Correspondence
5 of 10	Existing Outfall Storm Sewer Plan View
6 of 10	Existing Outfall Storm Sewer Plan View
7 of 10	Adequate Outfall Narrative and Beulah Street Storm Sewer Computations
8 of 10	Landscape Plan
9 of 10	Existing Vegetation Map
10 of 10	Existing Tree Inventory

Site Layout. The application proposes an 8,991 SF, two-story office building with a floor area ratio (FAR) of 0.22. The GDP depicts the office building located in the eastern portion of the site, oriented towards the northern boundary of the site. The maximum height of the proposed structure is 28 feet. Thirty-four (34) parking spaces are provided (33 spaces are required), and 43.9% open space is proposed (30% is required). The majority of the parking spaces are proposed along the west side of the building and four (4) spaces are shown along the east side of the building, near the Grovedale Drive frontage of the property.

Access. Vehicular access to the site is proposed off of Grovedale Drive. The GDP depicts a five (5) foot wide sidewalk along the frontage of the site which connects to a five (5) foot wide sidewalk providing access into the site near the Grovedale Drive entrance to the property. The proposed five-foot wide sidewalk along the frontage of the site is shown to connect to the existing 4-foot wide sidewalk along the frontage of the property directly to the north of the site. The frontage improvements shown include right-of-way dedication up to a width of thirty-five (35) feet from the existing centerline of Grovedale Drive, and the provision of an interparcel connection to the adjacent property to the north.

Open Space. Open space is provided mainly in the western portion (rear) of the site, which abuts the Georgetown Woods subdivision. Additional open space is provided along the northern periphery of the subject site and in the southeastern corner of the site, totaling 43.9% of the subject property. The GDP depicts tree save area along the western boundary of the subject site. Landscaping consisting of native deciduous trees, large and medium evergreen trees, and shrubs is provided along the boundaries of the subject property.

Stormwater Management (SWM) and Best Management Practices (BMP). Three Filterra units and a conservation easement in the western portion of the site are depicted on the GDP to provide the BMP (water quality) measures for the proposed development. No SWM facilities are depicted on the GDP. The applicant will be requesting a waiver of SWM measures at the time of site plan review.

Land Use Analysis (Appendix 4)

The Comprehensive Plan envisions that the subject area be developed with transitional low-rise or townhouse-style office use up to .35 FAR, subject to site-specific conditions regarding consolidation and adequate buffering.

Use and Intensity

The proposed 8,991 SF, two-story office with an FAR of 0.22 is in conformance with the land use (low-rise or townhouse-style office) and intensity (up to .35 FAR) recommendations of the Comprehensive Plan. The applicant has proposed a proffer which states that the gross square footage on the site shall not exceed 8,991 SF and the FAR shall not exceed 0.22. With this proffer, staff believes that the use and intensity recommendations of the Plan have been addressed.

Parcel Consolidation

The Comprehensive Plan language covering the subject site recommends substantial parcel consolidation in order to achieve a coordinated, attractive and well-designed development, and that all new development should be designed to be compatible with the surrounding residential community. The adjacent property to the north is developed with an existing church constructed in 1977, and the adjacent property to the south is developed with the Courtyards of Alexandria office development, constructed in 2001. Given the recent development of those properties, staff believes that the application property could be developed without consolidation of other adjacent properties, and that the proposed development is designed to function in a coordinated manner with neighboring development.

Adequate Buffering

The Comprehensive Plan recommends that development in the subject area provide landscaped screening in the buffer zone for surrounding residential properties, including the Georgetown Woods townhouse development on Gildar Street. The Georgetown Woods development is located to the west of the subject property. The GDP depicts a 35-foot wide transitional screening area and a 5-foot high barrier along the western boundary of the site. A tree save area is also depicted in the western portion of the property in order to buffer the site from the residential development. Staff believes that the applicant is proposing adequate screening to the adjacent residential uses.

Environment (Appendix 4)Green Buildings

The Comprehensive Plan, Policy Plan encourages the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. While the subject property is not in location where LEED certification or an equivalent certification would be expected, staff has encouraged the applicant to pursue third party green building certification.

The applicant has not proposed a committed to LEED certification or an equivalent; however, the applicant has proposed proffers which include a number of green building measures. These commitments include, consulting with a LEED accredited professional in the design of the building, water efficiency and energy efficiency measures for the proposed construction, construction waste management, indoor air quality measures, and low emitting materials. Staff believes that these commitments are in conformance with the Policy Plan recommendations.

Transportation (Appendix 5)Site Access

Fairfax County Department of Transportation staff reviewed the application and recommended that the proposed site access be redesigned (pulled back) to allow for better vehicular turning movements into the site, and that the proposed site entrance to Grovedale Drive be designed and constructed to VDOT standards.

The applicant has revised the GDP to improve the vehicular turning movements to the site and has proposed a proffer which states that the Grovedale Drive entrance to the site will be designed in accordance with VDOT Minimum Standards of Entrances to State Highways, as determined by VDOT. Therefore, these issues have been addressed

Interparcel Access

The Fairfax County Department of Transportation reviewed the subject application and determined that width of the existing service drive to the north is inadequate and thus, it would be beneficial to provide direct access to the site from Grovedale Drive. Staff strongly recommends that if the adjacent property to the north is redeveloped in the future, with an improved service drive and a major access point to Grovedale Drive, the Grovedale Drive access to the subject site should be closed and access to the site should be provided via interparcel access. Staff further recommends that the applicant provide access easements to allow for future improvements to the service drive/interparcel access to the travel aisle of the adjacent property to the north (Tax Map Parcel 81-3 ((5)) 10A).

The GDP depicts direct access to the subject site from Grovedale Drive and an interparcel access connection to the travel aisle of the adjacent property to the north. The applicant has proposed a proffer which states that if future improvements are made to the adjacent property to the north to provide a major access point to Grovedale Drive, and improvements to the service drive up to the subject property are made, the subject property's direct access to Grovedale Drive shall be closed. The proffers further states that applicant will work with the owner of the adjacent property (Lot 10A) in an effort to obtain the necessary construction and/or access easements to accomplish the improvements described above; therefore, this issue is resolved.

Stormwater Management (SWM) and Best Management Practices (BMP) (Appendix 6)

Water Quantity Controls/SWM

The subject property falls within the Accotink Creek watershed as well as within the County's Chesapeake Bay Preservation Area. The proposed development is required to provide on-site stormwater detention or an approved waiver of on-site detention is required per Section 6-0301.3 of the Public Facilities Manual (PFM). The applicant is seeking to request a waiver during the site plan review process and no on-site detention facilities are depicted on the GDP. Staff has recommended that the applicant depict the location for any on-site detention facilities in the event that the waiver is not approved in order to identify where an on-site stormwater management facility would be located if required and to preclude the need to apply for a proffered condition amendment (PCA) if an on-site facility is to be provided.

The applicant has not revised the GDP to show on-site detention and has indicated that due to the size of the site there will not be an opportunity to provide an on-site SWM facility if the waiver is not approved by the Fairfax County Department of Public Works and Environmental Services (DPWES). Therefore, if the waiver of on-site SWM detention is not approved, the approval of a PCA will be required. The adequacy of the proposed stormwater management, water quality measures, and adequate outfall is subject to review by DPWES at the time of site plan approval.

Water Quality Control/BMP

The application originally proposed to meet the water quality requirements for the site via the use of three Filterra units, and a water quality management area in the western portion of the site. DPWES staff reviewed the application and determined that commercial properties do not have water quality management areas and that the perpetually undisturbed area in the western portion of the site should be identified as a conservation easement.

The applicant has revised the GDP to reference the perpetually undisturbed area in the western portion of the site as a conservation easement; therefore, this issue has been addressed.

Urban Forest Management (Appendix 7)

Tree Conservation Ordinance

The new Public Facilities Manual (PFM) requirements for tree conservation, Section 12, and Chapter 122 of the Fairfax County Code, as referenced by Sect. 13-400 of the Zoning Ordinance, became effective on January 1, 2009. All land use applications approved prior to January 1, 2009, have been grandfathered by the Board of Supervisors. However, any applications submitted prior to January 1, 2009, but not approved prior to January 1, 2009 are subject to the new tree conservation standards. Since the subject application was submitted on March 8, 2006, and remains pending, it must satisfy the new PFM standards for tree conservation.

The GDP for the subject application included an existing vegetation map (EVM); however, the previously submitted EVM was not in conformance with Section 12-0505 of the PFM and Chapter 112 of the County Code, as required by the Zoning Ordinance. The EVM submitted with the GDP must accurately delineate all areas of the cover types, and include all other required elements of the Zoning Ordinance and Public Facilities Manual. Urban Forest Management Division (UFMD) staff recommended that the applicant provide an EVM that depicts the location of any of the cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance and PFM. Furthermore, the information included in the EVM should be utilized to provide a Tree Preservation Target level in accordance with PFM Section 12-0507. Tree preservation target calculations and statements should be provided with this application, as shown in PFM Table 12.3.

Resolution:

The applicant has revised the GDP to include an EVM (Sheet 9) and an Existing Tree Inventory (Sheet 10), which identifies all of the coverage types, and provided Table 12.3 on sheet 8 of the GDP, which shows that the tree preservation target for the application property will be met. Therefore, this issue has been addressed.

Issue: Tree Preservation

Following the review of the previously submitted GDP, UFMD staff raised the following issues regarding the "Tree Preservation/Tree Save Areas" identified in the GDP:

- 10-year tree canopy coverage appeared to have been taken for off-site tree canopy that overhangs the subject property. Tree canopy coverage cannot be taken for canopy that originates off-site as the applicant would not have any control over the off-site tree cover. Preliminary 10-year tree canopy calculations in accordance with PFM standards should be provided on the GDP, demonstrating how the 10-year tree canopy requirements of the Zoning Ordinance will be met.
- The limits of clearing and grading were shown to coincide with the southern, western, and northern property boundaries, and were shown to go off-site for a portion of the southern property boundary. The proposed limits of grading would have impacted the off-site trees. Furthermore, the proposed off-site grading appeared to affect some off-site trees and it appeared that they would have to be removed. However, off-site grading and removal of off-site trees cannot be done without the express written permission of the adjacent property owner.
- Several trees were shown to be preserved within the transitional screening on the western boundary of the site but shown to be within the area to be cleared and graded, as the limits of clearing coincided with the property boundary.
- A white oak and American holly were shown to be preserved on the southeastern portion of the site. However, grading was proposed within more than 50% of the critical root zone of the holly and the oak. The limits of clearing and grading needed to be adjusted to the drip lines of these trees, which were proposed to be saved.
- Additional trees were identified on the site, which should be considered for tree preservation.
- The maple shown to be preserved on the western property boundary was not actually a maple but a mulberry. Canopy credit of 422 SF and a multiplier of 1.25 had been taken for this tree, which is an invasive species and the PFM Table 12.8 does not allow any canopy credit for this tree. Canopy credit for the mulberry needed be removed from the tree cover calculations.

Resolution:

The applicant has revised the 10-year tree canopy calculations to ensure that only credit for on-site tree coverage is taken. The applicant has also revised the tree canopy calculations to reflect the fact that a tree previously identified on the GDP as a maple tree is a mulberry tree and therefore canopy credit cannot be taken for this tree.

The applicant has also revised the GDP show that the white oak and American holly trees previously shown to be preserved in the southeastern portion of the property will actually be removed due to the proposed limits of clearing and grading. The GDP now depicts supplemental planting to be provided in this portion of the site and the applicant has provided a draft proffer which states that supplemental planting will be provided as determined by UFMD.

In addition, the applicant has revised the limits of clearing and grading along the western boundary of the site to ensure that the trees shown to be preserved in this portion of the site will not be impacted by the proposed development. Additional trees to be preserved have also been indentified in the northwest portion of the site.

Finally, the applicant has provided a draft proffer which states that no off-site grading and removal of off-site trees shall occur without the express written permission of the adjacent property owner. With the changes to the GDP discussed above and the proposed proffers, the tree preservation issues have been addresses.

Issue: Interior Parking Lot Landscaping

The interior parking lot landscaping calculations included in the previously submitted GDP are incorrect. Credit had been taken for the landscaping island areas, not the 10-year tree cover canopy of the on-site trees that are providing shade to the parking lot. Therefore, the application has not demonstrated compliance with the interior parking lot landscaping requirements for the site. The applicant should correct the interior parking lot landscaping calculations per the requirements of article 12-0513 of the PFM.

Resolution:

The applicant has revised the interior parking lot landscaping calculations included in the GDP to provide the correct calculations as identified in the PFM. Based on the revised calculations provided, the interior parking lot landscaping requirements have been met; therefore, this issue has been addressed.

Landscape Plan

UFMD staff has recommended that the applicant use Category I, II, III and IV terminology to identify the trees to be planted on the site, and at a minimum provide a plant schedule per Table 12.14 of the PFM, which includes the categories of proposed trees, quantities, sizes and canopy coverage taken and total canopy coverage provided. In addition, all of the symbols used on the Landscape Plan needed to be identified in the legend.

Resolution:

The applicant has revised the Landscape Plan to include a proposed plant schedule in accordance with Table 12.14 of the PFM for the trees to be planted along the northern and western boundaries of the application property. The applicant has also revised the legend associated with the Landscape Plan to identify all of the symbols included on the plan. Therefore, this issue has been addressed.

The issues raised by UFMD staff regarding the tree conservation ordinance, tree save areas, interior parking lot landscaping, and the Landscape Plan have all been addressed with the revisions made to the GDP and the proposed proffers provided by the applicant.

Sanitary Sewer (Appendix 8)

The proposed project is located in the Cameron Run (I-3) Watershed and will be sewered by the Alexandria Sanitation Authority Treatment Plant. Based on the current and committed flow, excess capacity is available in the Alexandria Sanitation Authority Treatment Plant at this time. In addition, the existing 8-inch pipe located in Grovedale Drive is adequate for the proposed use at this time.

Fire and Rescue (Appendix 9)

The subject property will be serviced by the Fairfax County Fire and Rescue Department Station #405, Franconia

Fairfax County Water Authority (Appendix 10)

The subject property is located within the Fairfax County Water Authority Service Area and adequate domestic water service is available at the site from an existing 8-inch water main located at the property. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

ZONING ORDINANCE PROVISIONS (Appendix 11)

Bulk Standards (C-2 Zoning, HC)		
Standard	Required	Proposed
Lot Size	20,000 SF	41,554 SF
Lot Width	100 feet	100 feet
Building Height	40 feet	28 feet
Front Yard	30° angle of bulk plane, but not less than 25 feet	61.5 feet

Bulk Standards (C-2 Zoning, HC)		
Standard	Required	Proposed
Side Yard	N/A	2 feet
Rear Yard	25 feet	205 feet
FAR	0.50	0.22
Open Space	30%	43.9%
Tree Cover	10%	27%*
Parking Spaces	33 parking spaces	34 parking spaces
Loading Spaces	1 loading space	1 loading space

Other Zoning Ordinance Provisions

C-2 District Use Limitations (Sect. 4-205)

In the C-2 District, all business, service, storage, and display of goods shall be conducted within a completely enclosed building, except those accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.

The applicant is proposing to develop the subject site with a two-story office building containing office and related accessory uses. The GDP does not depict any outdoor storage areas on the site. All of the uses are proposed to be conducted completely within the enclosed building. Staff finds that the proposed application will meet the use limitations for the C-2 District.

Overlay District Requirements (Sect. 7-608)

In addition to the use limitations in the underlying zoning district(s), which are discussed above, all uses within the Highway Corridor Overlay District (HC) are subject to additional use limitations. An analysis of how the proposal satisfies those limitations is provided below:

Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

- (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or*
- (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended*

to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

- (3) *Access to the site is provided by a functional service drive, which provides controlled access to the site.*

Vehicular access to the site is proposed directly from Grovedale Drive, which is a public street. The frontage improvements shown include right-of-way dedication up to a width of thirty-five (35) feet from the existing centerline of Grovedale Drive and upon redevelopment of the adjacent parcel, interparcel access via an improved service drive to the adjacent property to the north will be achieved. Therefore, this standard will be met.

There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

A service station or service station/mini-mart is not proposed with this application, therefore no outdoor storage or display of goods offered for sale will be permitted.

WAIVERS/MODIFICATIONS

Modification of the Transitional Screening Requirement along the Northern Property Line

The applicant is seeking a modification of the transitional screening requirement along the northern property line to allow a 10-foot wide planting area and 6-foot high brick/architectural wall as shown on the GDP.

Par. 3 of Sect. 13-305 305 of the Zoning Ordinance states that the transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. Staff believes that the proposed location of the building on the subject site, barrier, and proposed landscaping will minimize any impacts the proposed development would have on the adjacent property to the north (Lot 10A). Therefore, staff has no objections to the requested modification and waiver, provided supplemental landscaping is provided on-site to the extent feasible, as determined by UFMD.

Modification of the Transitional Screening and Waiver of the Barrier requirements Along the Eastern Property Line.

The applicant is seeking a modification of the transitional screening requirement and waiver of the barrier requirement along the eastern property line to that shown on the GDP. The applicant is making this request on the basis that the proposed building on the site will be setback 61.5 feet from the Grovedale Drive frontage of the site with an open space area between the building and the eastern property

line, and the adjacent properties to the east are located across Grovedale Drive.

Par. 3 of Sect. 13-305 305 of the Zoning Ordinance states that the transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. Staff believes that the proposed location of the building on the subject site and proposed landscaping will minimize any impacts the proposed development would have on properties to the east of the site. Therefore, staff has no objections to the requested modification and waiver.

Modification of the Transitional Screening and Barrier requirements Along the Western Property Line.

Par. 3 of Sect. 13-305 305 of the Zoning Ordinance states that the transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. Staff believes that the existing vegetation and supplemental planting will minimize any impact the proposed development will have on the development to the west, in addition, the location of the barrier has been modifies to allow for addition tree preservation in this area in order to provide an adequate buffer to the adjacent residential development. Therefore, staff has no objections to the requested modifications.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff has concluded the pending application which proposes an 8,991 SF; two-story office building with an FAR of 0.22 is in conformance with the land use and intensity recommendations of the Comprehensive Plan and in conformance with the applicable Zoning Ordinance standards.

Recommendation

Staff recommends approval of RZ 2006-LE-010 subject to the draft proffers contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement along the northern property line to allow a 10-foot wide planting area and 6-foot high brick/architectural wall as shown on the GDP.

Staff recommends approval of a modification of the transitional screening requirement and waiver of the barrier requirement along the eastern property line to that shown on the GDP.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the western property line to allow the existing vegetation and supplemental planting, as shown on the GDP.

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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 Proffer Statement
2. Affidavit
3. Applicant's Statement of Justification
4. Land Use and Environmental Analysis
5. Transportation Analysis
6. Stormwater Management/Best Management Practices Analysis
7. Urban Forest Management Analysis
8. Sanitary Sewer Analysis
9. Fire and Rescue Analysis
10. Water Service Analysis
11. Selected Excerpts from the Zoning Ordinance
12. Glossary of Terms

PROFFER STATEMENT

RZ 2006 LE-010

September 2, 2010

Pursuant to Section 2-2301(a) Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approval of the requested Rezoning from the R-1 and C-5 Zoning District to the C-2 Zoning District, on property identified as Tax Map 81-3 ((5)) 10, Applicants and Owners for themselves, their successors and assigns proffer that the development of the property shall be subject to following proffers associated with this application. In the event this application is denied, these proffers shall be null and void immediately, and of no further force and effect.

1. **Rezoning Development Plan** Lot 10 shall be developed in substantial conformance with the General Development Plan titled "Franconia Hills, Section 2, Lot 10" prepared by *KJ & Associates* consisting of 9 sheets, dated December 17, 2009, revised through September , 2010.
2. **Minor Modifications.** Minor modifications from what is shown on the GDP plan and these proffers due to the final site design or engineering may be permitted pursuant to Section 16-403 (4) of the Zoning Ordinance. No building shall be located closer than 61.5 feet from the front lot line.
3. **Intensity.**
 - a. **Maximum Intensity** The square footage and FAR shall not exceed a maximum 8,991 square feet with a maximum FAR of 0.22. However, minor building addition(s) may be permitted in accordance with Sect. 16-403 of the Zoning Ordinance as determined by the Zoning Administrator.
 - b. **Density Credit**

The Applicant reserves density credit as maybe permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.
4. **Architectural Compliance.** The design of the building shall be in substantial conformance with the elevations shown on the attachment to these Proffers. The building materials shall consist of a combination of brick, glass, and architectural siding along the front and sides of the building.
5. **Uses.** The following uses are permitted: Offices with related accessory uses such as coffee shop, deli, or newsstand with no accessory use exceeding 1150 square feet.

6. **Signs.** The sign identifying the uses of the Application Property shall be a monument sign compatible with the signs for the adjacent office buildings. The sign(s) shall be in accordance with Article 12 of the Zoning Ordinance.

7. **Lighting.** All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

8. **Energy Conservation/Green Building.**

As much as possible, the Applicant shall utilize green building practices guidelines, such as

(A) Consult a LEED accredited professional in the design of the building.

(B) Provide a building design in general consonance with LEED guidelines, such as

- Sustainable Sites - Construction Activity Pollution
- Site Selection
- Development Density and Community Connectivity
- Alternative Transportation - Public Transportation Access, such as bike storage, parking capacity.
- Stormwater Design - Quantity and Quality Control
- Heat Island Effect
- Light Pollution Reduction

Water Efficiency with methods, such as

- Water Use Reduction (water conserving fixtures, occupant sensors)
- Water Efficient Landscaping

Energy and Atmosphere, such as

- Minimum Energy Performance
- Fundamental Refrigerant Management
- optimizing energy performance by providing:
All appliances, fixtures, systems, and building components used in the project, as applicable, shall be ENERGY STAR® qualified: vending machines, clothes washers; dishwashers; refrigerators/freezers; ventilation fans (including kitchen and bathroom fans); light fixtures; exit signs; programmable thermostats; windows and doors and skylights.

Materials and Resources, such as

- Storage and Collection of Recyclables

- Construction Waste Management
- Rapidly Renewable Materials; Certified Wood

Indoor Environmental Quality, such as

- Minimum Indoor Air Quality Performance
- Environmental Tobacco Smoke (ETS) Control
- Increased Ventilation

Construction LAQ Management Plan - Before Occupancy, such as

- Low Emitting Materials - Adhesives, Sealants, Paints, Coatings, Flooring Systems, Composite Wood and Agrifiber Products
- Indoor Chemical and Pollutant Source Control
- Controllability of Systems - Lighting
- Controllability of Systems, Thermal Comfort
- Daylight and Views - Daylight

9. Tree Preservation Plan - Comprehensive

a. Information included in the EVM shall be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0507. Tree Preservation Target Calculations and Statement shall be provided as shown in PFM Table 12.3. If the Tree Preservation Target cannot be met, a deviation will be sought from the Board of Supervisors and/or the Director of the Dept. of Public Works & Environmental Services (DPWES) based on PFM 12-0507.3.

b. The Applicant shall submit a Tree Preservation Plan and Narrative for the Application property as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a Certified Arborist or Registered Consulting Arborist and shall be subject to the review and approval of UFMD, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 8 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the GDP for the entire. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

c. The limits of grading shall be adjusted in the western transitional screening yard to protect the trees shown to be preserved. Disturbance to the soil may be necessary if additional trees need to be planted. If such is needed, these trees shall be planted by hand so as not to disturb the existing trees. If needed, supplemental landscaping shall be provided as determined by the UFMD.

d. Motorized Equipment. The use of motorized equipment in tree preservation areas shall be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes, and shovels. Except as stated below, any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.

e. Root Pruning and Mulching. The Applicants shall 1) root prune and 2) mulch as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

(1) Prior to root pruning operations and installation of tree protection fence, an UFMD representative shall meet with the contractor performing these operations to ensure that root pruning and tree protection fence installation are understood and implemented in conformance with specifications.

(2) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

(3) Root pruning shall take place prior to any land disturbance.

(4) Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist;

f. Tree Preservation Walk-Through.

The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to

surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

g. Tree Protection Fencing

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist of four foot high, 14-gauge welded wire attached to six 6-foot steel posts driven 18 inches into the ground and placed no further than ten (10) feet apart or super silt fence as long as required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by these Proffers.

All tree protection fencing shall be installed after the tree preservation walk-through meeting and prior to any land disturbing activities. The installation of tree protection fence shall be performed under the supervision of a Certified Arborist or Registered Consulting Arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing, grading, or demolition activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, UFMD, DPWES, and the Lee District Supervisor shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed and no grading or construction activities shall occur until the fencing is installed correctly, as determined by Urban Forest Management, DPWES.

Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area, as determined by UFMD.

During any clearing or tree/vegetation/structure removal in the tree preservation area a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction work and demolition and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the landscaping and/or tree preservation plan and reviewed and approved by UFMD. The Lee District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described above.

h. Bonding. A professional with experience in plant appraisal, such as a Certified Arborist or Registered Consulting Arborist, shall be retained to determine

the replacement value of trees noted “to be saved” on the tree preservation plan on the Application Property. These trees and their value shall be identified on the tree preservation plan at the time of the first submission of the site plan. The replacement value shall take into consideration the age and size of the trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

The Applicant shall practice due diligence to preserve healthy trees determined worthy of saving by Urban Forestry Management. At the time of site plan approval, a cash bond or letter of credit payable to the County of Fairfax shall be posted to ensure preservation and/or replacement of the designated trees that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty-three (33%) of the amount of the letter of credit. At the time of the issuance of the Non-RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to any amount up to twenty percent (20%) of the total amounts originally committed. The amount of funds to be released shall be determined by UFMD. Any funds remaining in the letter of credit or cash bond will be released concurrently with the site performance bond release, or sooner, if approved by UFMD.

If, at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by UFMD, the cash bond or letter of credit shall be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with UFMD, and the Applicant’s certified arborist. The cash bond or letter of credit shall not be used for the removal of the dead/dying trees normally required by the PFM. In addition to the replacement obligation, the Applicant shall also make a payment to Fairfax County equal to the value of any tree shown to be preserved on the GDP Plat that is determined by UFMD to be dead or dying due to unauthorized construction activities. This payment shall be based on the “Trunk Formula Method” noted above and be paid to a Tree Preservation and Planting Fund established by the County for furtherance of tree preservation objectives in the Lee District.

10. Landscaping. The first submission of the site plan and all subsequent Site Plan submissions shall include landscape plans in substantial conformance with the GDP.

11. Limits of Clearing and Grading shall in substantial conformance with that shown on the GDP to protect the off-site trees with minor modifications should the UFMD determine necessary at the time of the in-the-field inspection as outlined under the Proffer Tree Preservation. No clearing and grading will take place on the contiguous property to the south without written permission from the property owner.

12. Stormwater Management/Water Quality Low Impact Development

Due to the lack of adequate space onsite and the existence of adequate stormwater outfall from the subject property, the Applicant may apply for Waiver of stormwater quantity control, with the discretion of DPWES.

13. Transportation Demand Management Program (TDM).

The applicant shall provide the following TDM measure:

Make Metrorail and bus maps, schedules and forms, and other relevant transit option information available to employees and customers/clients.

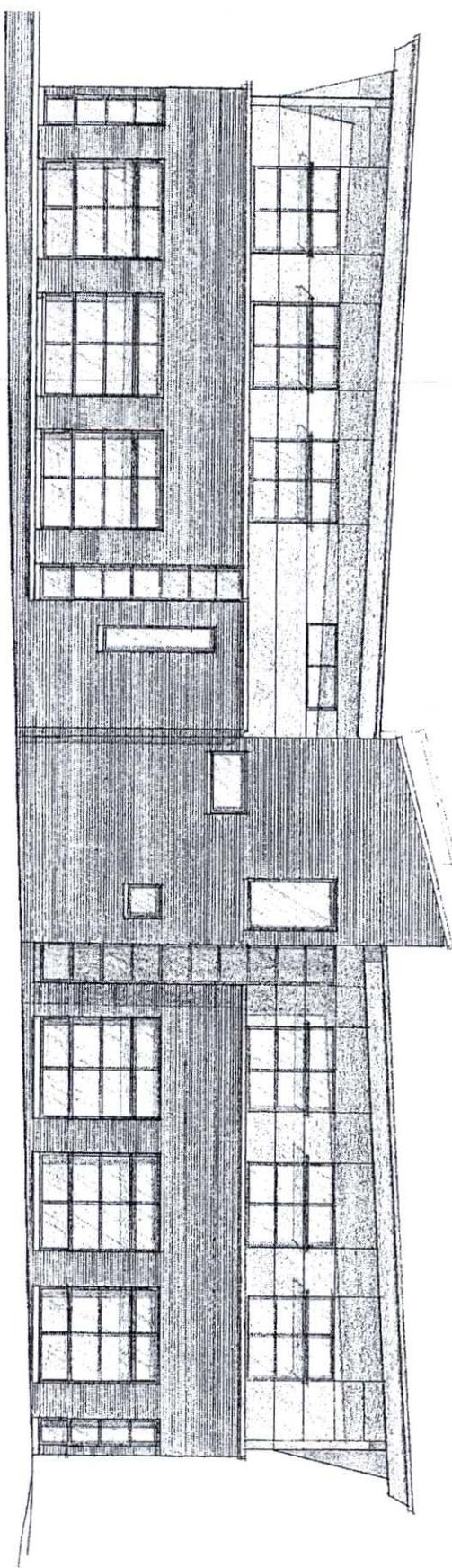
14. Transportation Proffer General

- Entrance: The entrance to the site along Grovedale Drive shall be designed in accordance with VDOT Minimum Standards of Entrances to State Highways, as determined by VDOT.
- Dedication: Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of 35 feet from the centerline along the Application Property's Grovedale Drive frontage as shown on the GDP. Dedication shall be made at time of site plan or upon demand of either Fairfax County or VDOT, which shall first occur.
- Improvements: Ultimate frontage improvements shall be provided along the frontage of the property for two (2) through lanes, curb and gutter, and a 5 foot sidewalk as shown on the GDP.
- Future Access: In the future the existing direct access from the Application Property to Grovedale Drive shall be closed when and if the service drive over the contiguous church property located on Tax Map 81-3 ((5)) Lot 10A is improved to provide public street access via a fully dedicated and accepted public access from the Application Property to Grovedale Drive as determined by VDOT in Fairfax County Dept. of Transportation,. The foregoing notwithstanding, at no time shall the Application Property be without dedicated and fully improved public access to Grovedale Drive. The Applicant shall work with the owner of Lot 10A in an effort to obtain the necessary construction and/or access easements to accomplish the aforesaid improvements.

RAMADA FAMILY, LLC

By: _____
Antonio (NMI) Ramada, Managing Member for
Ramada Family, LLC

S. E. ELEVATION
1/8" = 1'-0"



© 2007 JAMES HRICKO ARCHITECT LLC

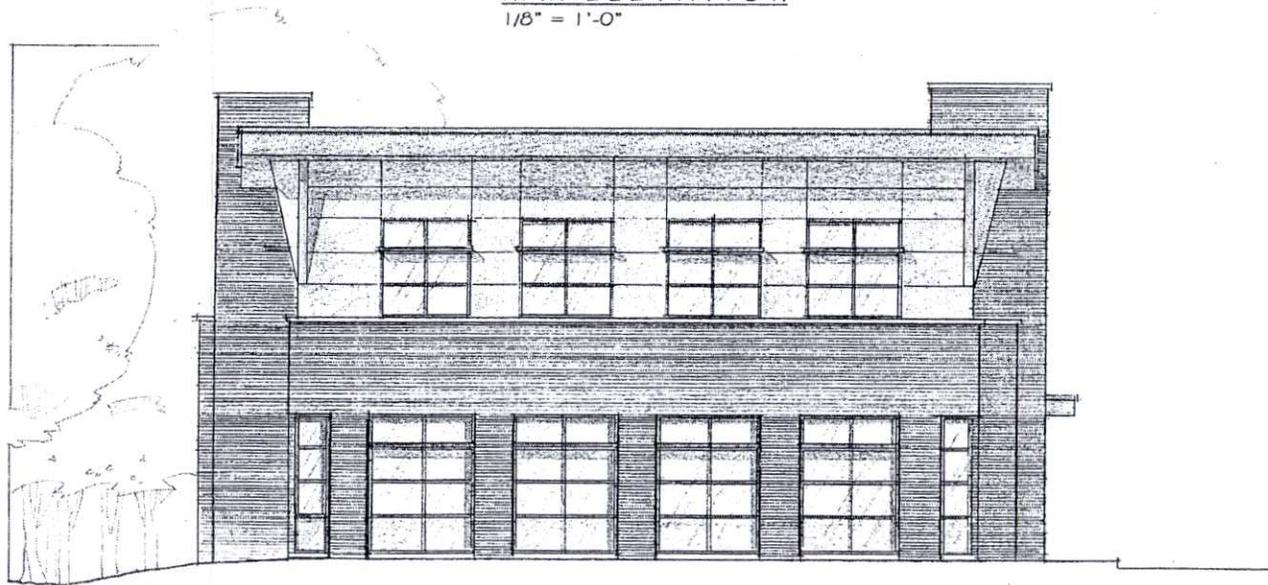
RAMADA FAMILY OFFICE BUILDING
6820 GROVEDALE DRIVE
ALEXANDRIA, VIRGINIA

JAMES HRICKO ARCHITECT LLC
118 WATERLOO ST. HARRINGTON, VA 20166

8/29/07



N. W. ELEVATION
1/8" = 1'-0"



N. E. ELEVATION (S. W. SIMILAR)
1/8" = 1'-0"

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1/2007

JAMES HRICKO ARCHITECT LLC
118 HATFIELD ST. HARRINGTON, VA. 23044

RAMADA FAMILY OFFICE BUILDING
6320 GROVEDALE DRIVE
ALEXANDRIA, VIRGINIA

REZONING AFFIDAVIT

DATE: September 3, 2010
 (enter date affidavit is notarized)

I, Jane Kelsey, Jane Kelsey & Associates, Inc., do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 90807d

in Application No.(s): RZ 2006-LE-010
 (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 must 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Ramada Family, LLC Antonio (NMN) Ramada, Agent	4100 High Point Court Annandale, VA 22003	Title Owner/Applicant Agent for Applicant
Kayvan LLC d/b/a KJ & Associates Kayvan Jaboori, Agent	10650 Main Street, Suite 302 Fairfax, VA 22030-3814	Agent for Applicant Agent for Applicant
Jane Kelsey & Associates, Inc. Jane Kelsey, Agent Don Lucas, Agent	4041 Autumn Court, Fairfax, VA 22030-5168 " Same as Above " Same as Above	Agent for Applicant Agent for Applicant Agent for Applicant
James Hricko Architect, LLC James Hricko, Agent	118 Waterloo Street Warrenton, VA 20186	Agent for Applicant Agent for Applicant
Mark G. Jenkins, P.C. Mark G. Jenkins	2071 Chain Bridge Road, Suite 400 Vienna, VA 22182	Former Attorney/Agent for Applicant Former Attorney/Agent for Applicant

(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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: September 3, 2010
(enter date affidavit is notarized)

90807d

for Application No. (s): RZ 2006-LE-010
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Edward P. Milhous, Inc. d/b/a TreesPlease Edward P. Milhous, Agent	6771 Jefferson Street Haymarket, VA 20169-2048 "	Agent for Applicant Agent for Applicant
Mackall, Mackall & Gibb, Professional Corporation Nancy E. Gibb, Agent	4031 Chain Bridge Road Fairfax, VA 22030	Attorney/Agent for Applicant Attorney/Agent for Applicant

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

REZONING AFFIDAVIT

DATE: September 3, 2010
(enter date affidavit is notarized)

90807d

for Application No. (s): RZ 2006-LE-010
(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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Ramada Family, LLC
4100 High Point Court
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Antonio (NMN) Ramada, Managing Member	Mark Andrew Sebastian Ramada, Member
Melinda Maximo Sebastian, Member	Mary Anne Therese Sebastian Ramada, Member
Michael Anthony Sebastian Ramada, Member	

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

Antonio Ramada, Manager/Member

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: September 3, 2010
(enter date affidavit is notarized)

90807d

for Application No. (s): RZ 2006-LE-010
(enter County-assigned application number (s))

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

Kayvan LLC d/b/a KJ & Associates
10650 Main Street, Suite 302
Fairfax, VA 22030-3814

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Kayvan Jaboori

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

Kayvan Jaboori, Managing Member

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

Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030-5168

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, and last name)

Jane Kelsey

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

Jane Kelsey, President
Donald E. Lucas, Vice-President

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

Rezoning Attachment to Par. 1(b)

DATE: September 3, 2010
(enter date affidavit is notarized)

90807d

for Application No. (s): RZ 2006-LE-010
(enter County-assigned application number (s))

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

Mark G. Jenkins, P.C.
2071 Chain Bridge Road, Suite 400
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Mark G. Jenkins

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

Mark G. Jenkins, President

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

James Hricko Architect LLC
118 Waterloo Street
Warrenton, VA 20186

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, and last name)

James Hricko

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

James Hricko,, Managing Member

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

Rezoning Attachment to Par. 1(b)

DATE: September 3, 2010
(enter date affidavit is notarized)

90807d

for Application No. (s): RZ 2006-LE-010
(enter County-assigned application number (s))

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

Edward P. Milhous, Inc. d/b/a TreesPlease
6771 Jefferson Street
Haymarket, VA 20169-2048

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Edward P. Milhous

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

Edward P. Milhous, President, Secretary, and Treasurer

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

Mackall, Mackall & Gibb, Professional Corporation
4031 Chain Bridge Road
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Douglas S. Mackall, III
Nancy E. Gibb

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

Douglas S. Mackall, III, President and Treasurer
Nancy E. Gibb, Vice-President and Secretary

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

REZONING AFFIDAVIT

DATE: September 3, 2010
(enter date affidavit is notarized)

90807d

for Application No. (s): RZ 2006-LE-010
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

N/A

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 3, 2010
(enter date affidavit is notarized)

90807d

for Application No. (s): RZ 2006-LE-010
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: September 3, 2010
(enter date affidavit is notarized)

90807d

for Application No. (s): RZ 2006-LE-010
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, 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)

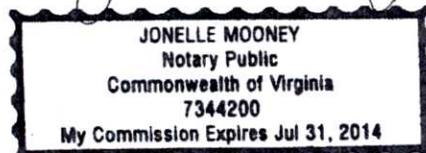
Jane Kelsey
[] Applicant [x] Applicant's Authorized Agent

Jane Kelsey, President, Jane Kelsey & Associates, Inc.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3 day of September 2010, in the State/Comm. of VA, County/City of Fairfax.

My commission expires: 7-31-2014

Jonelle Mooney
Notary Public



RE: Rezoning Application
 Property: Tax Map No. 81-3((5))-10
 Applicant: Ramada Family, LLC

**STATEMENT OF JUSTIFICATION
 AND DESCRIPTION OF PROPOSED USE**

The subject property (the "Property"), consisting of approximately .9999 acres, is located on Grovedale Drive, approximately 900 feet to the south of the intersection of Grovedale Drive and Franconia Road, in the Lee Magisterial District. Grovedale Drive intersects with Beulah Road to the southeast of the Property. The Property is currently zoned R-1, with a small sliver on the northerly side zoned C-5, under the Fairfax County Zoning Ordinance (the "Ordinance"). This Application requests the rezoning of the property to the C-2 District, consistent with the Comprehensive Plan Map and specific Comprehensive Plan text. At this time, it is expected that the new building would be owner-occupied for dental offices.

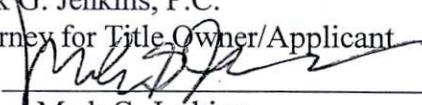
The Property has a rectangular shape and is located adjacent to existing office or institutional uses on parcels abutting to the north and south. The Courtyards of Alexandria Office Center abuts to the south and a Jehovah's Witness church building abuts to the north. Adjacent to the west and northwest of the Property are sections of Georgetown Woods Subdivision, rezoned to the PDH-8 District, containing residential townhouses. A daycare center is located directly across the street. Other parcels on both sides of Grovedale Drive, toward Franconia Road, have developed as low-rise office uses (Fuller Court (zoned C-3) and Grovedale Court (zoned C-2)) or institutional uses: a Lutheran religious facility on Tax Map No. 91-3((5))-15. There is no resource protection area (RPA) on the Property.

The Property is located within Land Unit C of the Beulah Community Planning Sector of the Springfield Planning District. The Plan text calls for traditional low-rise or townhouse style office use up to .35 FAR for this and adjacent properties and encourages consolidation and a buffer zone, consisting of landscaping and a fence, for the townhouse units in Georgetown Woods.

Since adjacent properties have already been developed, consolidation is not feasible, but in any event the Generalized Development Plan (GDP) is proposing an FAR of only .214 and provides a buffer for the Georgetown Woods residential townhouses.

The GDP depicts a two story building, with an approximately 4500 square building footprint with, as noted, an FAR of only .214. The GDP lays out the required 32 parking spaces (and 2 loading spaces) and provides open space of 46%, well above the minimum requirement of 30%.

The resulting development would be harmonious with adjacent development and would further the purpose and intent of the Comprehensive Plan, including the specific text recommending office use, and the C-2 District regulations.

Mark G. Jenkins, P.C.
 Attorney for Title Owner/Applicant
 BY: 
 Date: 6/30/05

RECEIVED
 Department of Planning & Zoning

JUN 30 2005

Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

DATE: August 19, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis & Environmental Assessment:** RZ 2006-LE-010
Franconia Hills – Ramada Family

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated December 17, 2009 revised through June 4, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Ramada Family, LLC, is requesting a rezoning of the property from the C-5 and R-1 zoning district to the C-2 zoning district in order to permit office development on the subject property. The subject property contains approximately one acre. The applicant is proposing a single, two-story office building with approximately 8,991 square feet at a floor area ratio (FAR) of 0.216. A total of 34 parking spaces are provided with one loading space. The development plan depicts approximately 43% open space.

LOCATION AND CHARACTER OF THE AREA

The property is located on the south side of Grovedale Drive west of its intersection with Beulah Street. The surrounding properties are zoned R-8, C-2, C-3 and C-5 and developed with residential and commercial uses.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, S9-Beulah Community Planning Sector, Land Unit C, as amended through March 9, 2010, page 102:

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



“4. Transitional low-rise or townhouse-style office use up to .35 FAR is planned for Tax Map 81-3((05))9, 10, 10A, ((34)), and ((38)) along Grovedale Drive provided the following conditions are met:

- Substantial consolidation of the parcels to effect a coordinated, attractive and well-designed development. Such development should be designed to be compatible with the surrounding residential community and no direct access should be provided to Beulah Street; and
- Landscaped screening should be provided in the buffer zone for those properties surrounding the subject property. This includes the Georgetown Woods townhouse development on Gildar Street and the low density neighborhood across Beulah Street. The landscaped screening should contain an effective mixture of shrubs and trees together with a fence of at least six feet in height between the planned office and existing townhouse development. Such fence should be placed on the inside edge of the buffer zone.”

Environment

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed. . . .

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate “Chesapeake Bay Preservation

Areas”. Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 and 20:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

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

COMPREHENSIVE PLAN MAP: Office

LAND USE ANALYSIS

The Comprehensive Plan recommends office use at an FAR of up to 0.35 with adequate screening to surrounding residential uses and parcel consolidation. The applicant is proposing office development at an FAR of 0.21 with adequate screening to adjacent residential uses. However, there do not appear to be any reasonable options for parcel consolidation at this location. The proposed development meets Zoning Ordinance's parking rate. The applicant is not seeking LEED certification for the proposed development but is proposing a number of green building measures. Staff feels that the proposed development is in general conformance with the land use recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. 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.

Water Quality

Issue:

The subject property is located in the Accotink Creek Watershed. The applicant is seeking a waiver of on-site stormwater management. While the development plan depicts several filterstrips to meet water quality control requirements, the applicant is not depicting a location for on-site detention in the event that a stormwater management waiver is denied.

Resolution:

The applicant has continues to seek a waiver of on-site stormwater management. Staff has encouraged the applicant to provide a possible location for such facilities in the event that a waiver is denied in order to avoid a possible development plan amendment at a later date. Any final determination regarding requirements for on-site stormwater management will be made by staff in the Department of Public Works and Environmental Services (DPWES).

Green Buildings

Issue:

Consistent with Policy Plan guidance on green buildings, staff has encouraged the applicant to pursue third party green building certification.

Resolution:

While the applicant has not committed to LEED certification or an equivalent, proffered commitments include a number of green building measures. These commitments include, but are not limited to, consulting with a LEED accredited professional in the design of the building, water efficiency and energy efficiency measures for the proposed construction, construction waste management, indoor air quality measures and low emitting materials.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: August 10, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Comprehensive Planning

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

FILE: 3-4 (RZ 2006-LE-010)

SUBJECT: Transportation Impact

REFERENCE: RZ 2006-LE-010; Ramada Family, LLC
Traffic Zone: 1486
Land Identification Map: 81-3 ((05)) 10

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated December 17, 2009.

The applicant proposes to rezone approximately 1.0 acres from the R-1 and C-5 District to the C-2 District. The new building proposed on the site at 4500 square feet is to be as office, most likely a dental office. The anticipated daily am and pm peak hour traffic is 10 and 15 trips respectively.

This department has reviewed the subject application and offers the following:

- The proposed site entrance to Grovedale Drive should be designed and constructed to VDOT standards.
- The width of the existing service drive to the north is inadequate. Therefore, at this point it would be beneficial to keep the site's proposed access to Grovedale Drive. However, the site's direct access to Grovedale Drive should be closed in the future, if and when the adjacent church property to the north is redeveloped or improved to provide a major access point to Grovedale, along with an improved service drive or interparcel access to the Ramada Family site. A proffer and access easements conveying such a possible improvement in the future should be provided by the Ramada Family site.
- The median nose at the site access should be pulled back to allow for better vehicular turning movements.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, Virginia 22033-2898
Phone: (703) 877-5600 TTY: 771
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: March 11, 2010

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ 2006-LE-010, Ramada Family, Generalized Development Plan dated December 17, 2009, LDS Project #1018-ZONA-001-4, Tax Map #81-3-15-0010, Lee District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). Three Filterra units are shown on the plan. The BMP calculations also seem to show a conservation easement on the parcel; the location of this easement should be depicted on the Generalized Development Plan (Sheet 2). Commercial properties do not have Water Quality Management Areas (Sheet 3), so the references to perpetually undisturbed areas should use the term Conservation Easement.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

The downstream drainage complaints on file are from the 1980s and '90s and are to the northwest of this site. The proposed grading will change the site's outfall towards the southwest.

Stormwater Detention

Stormwater detention or an approved waiver is required (PFM 6-0301.3). No detention facilities are depicted on the plan. The applicant plans to request a waiver during the site plan review process. As long as the outfall is demonstrated to be adequate during site plan review, a waiver is likely to be granted since infiltration techniques are not likely to be supported by the in-situ soils.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



St. Clair Williams, Staff Coordinator
Rezoning Application #RZ 2006-LE-010, Ramada Family
March 11, 2010
Page 2 of 2

Site Outfall

A description of most of the outfall to about 55 times the site's area has been provided (Paragraph 2.J(2)(c) of ZO 9-011). Justification for any grading which will divert runoff must be provided as part of the site plan submission (PFM 6-0202.2A). The proposed diversion is likely to be approved as long as the entire PFM-required outfall is demonstrated to be adequate.

SWP Comments

The Accotink Watershed Plan is under development.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

August 19, 2010

TO: St. Clair Williams, Staff Coordinator
Department of Planning and Zoning, ZED

FROM: Ineke Dickman, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Franconia Hills Section Two, RZ 2006-LE-010

The following comments are based on a review of the above referenced Rezoning Request, stamped as "Received, Department of Planning and Zoning, Zoning Evaluation Division" on June 8, 2010. UFMD received the plan on August 13, 2010 and I received the plan on August 19, 2010. Proffers dated August 16, 2010 and received by email from Jane Kelsey on August 19, 2010 were reviewed as well. A site visit was performed on August 20, 2010.

General Comment: The new Public Facilities Manual (PFM) requirements for tree conservation, Section 12, and Chapter 122 of the Fairfax County Code became effective on January 1, 2009. In general, proffered conditions, approved development plans, special exception plats, and special permit plats approved prior to January 1, 2009, have been grandfathered by the Board of Supervisors. However, any proffered conditions, development plans, special exception plats, and special permit plats submitted for a site after January 1, 2009, or any proffered conditions, development plans, special exception plats, and special permit plats submitted prior to January 1, 2009, but not approved prior to January 1, 2009, must meet the new Section 12 requirements. Since this GDP has not been approved by the Board of Supervisors, it is not grandfathered and is subject to the new PFM and Zoning Ordinance requirements. Additional comments are provided addressing the 10-year tree canopy requirements and landscaping requirements.

- 1. Comment:** An existing vegetation map has been provided with this application. However, it does not appear to be in conformance with Zoning Ordinance Chapter 112, Article 20 and PFM 12-0505.

Recommendation: Provide an EVM that depicts the location of any of the cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance Chapter 112, Article 20 and PFM 12-0505. The EVM submitted with the GDP must accurately delineate all areas of the cover types, and include all other required elements of the Zoning Ordinance and Public Facilities Manual.

- 2. Comment:** Preliminary tree cover calculations have been provided. However, it is unclear if they are in conformance with the new Zoning Ordinance and PFM requirements, and it is unclear how the 10-year canopy requirements for this site will be met.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: Information included in the EVM should be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0507. Tree Preservation Target Calculations and Statement should be provided as shown in PFM Table 12.3. In addition, preliminary 10-year tree canopy calculations in accordance with PFM 12-0510 and PFM Table 12.12, should be provided on the GDP demonstrating how Article 13, 10-year tree canopy requirements will be met.

- Comment:** The 6,528 square feet claimed as "Tree Save Area" is unclear. It appears as though 10-year tree canopy coverage has been taken for tree canopy that overhangs the property, but originates off-site. Tree canopy coverage cannot be taken for canopy that originates off-site as Applicant would not have any control over the off-site tree cover.

Recommendation: The areas of existing vegetation originating off-site but overhanging the property boundary that have been credited toward the 10-year tree canopy requirements and interior parking lot landscaping should be removed from the 10-year canopy coverage calculations and interior parking lot landscaping calculations.

- Comment:** The limits of clearing and grading are shown to coincide with the southern, western and northern property boundaries, and are shown to go off-site for a portion of the southern property boundary. The proposed limits of grading will impact the off-site trees. Furthermore, the proposed off-site grading appears to affect some off-site trees and it appears that they will be removed. Off-site grading and removal of off-site trees cannot be done without the express written permission of the adjacent property owner.

Recommendation: The limits of clearing should be adjusted to save off-site trees. Permission needs to be obtained from the adjacent property owner for any work within the property to the south. A tree preservation narrative should address how on and off-site trees are proposed to be preserved.

- Comment:** A white oak and American holly are shown to be preserved on the south-east portion of the site. However, grading is proposed within more than 50% of the critical root zone of the holly and the oak and no limits of clearing are shown to preserve these trees.

Recommendation: The limits of clearing and grading should be adjusted to the drip lines of the proposed saved trees on the south-eastern portion of the site and no grading should take place within their critical root zones.

- Comment:** The maple shown to be preserved on the western property boundary is not actually a maple but a mulberry. Canopy credit of 422 sf and a multiplier of 1.25 has been taken for this tree. This is an invasive species and the PFM Table 12.8 does not allow any canopy credit for this tree.



Recommendation: Canopy credit for the mulberry should be removed from the tree cover calculations.

7. **Comment:** Several trees are shown to be preserved within the transitional screening on the western boundary of the site but the limits of clearing coincide with the property boundary. It does not appear that grading is proposed within this area.

Recommendation: The limits of grading should be adjusted in the western transitional screening yard to protect the trees shown to be preserved. Adjusting the limits of grading to include the majority of the transitional screening yard is highly recommended as this would preserve the soil and duff layer in the area which would be beneficial for new plantings.

8. **Comment:** A group of mature southern red oaks in good condition is located in the northwest corner of the site. This group should be considered for preservation.

Recommendation: Applicant should evaluate saving the group of mature southern red oaks located within or at the edge of the western transitional screening yard.

9. **Comment:** The interior parking lot landscaping calculations are incorrect and it is unclear if the requirements have been met. Credit has been taken for the landscaping island areas, not the 10-year tree cover canopy of the on-site trees that are providing shade to the parking lot.

Recommendation: In addition to Comment # 3 which addresses credit of overhanging trees for interior parking lot landscaping, Applicant should correct the interior parking lot landscaping calculations per the requirements of article 12-0513 of the PFM. The areas credited to landscape trees used to meet the requirements shall be based on the area of the 10-year tree canopy cover.

10. **Comment:** The “proposed planting canopy area” of 5,402 sf and use of “proposed large and medium evergreen tree, and proposed deciduous tree” is unclear. No plant schedule has been provided and the total canopy area provided through tree planting is unclear.

Recommendation: Applicant should use Category I, II, III and IV terminology, and should at a minimum provide a plant schedule per Table 12.14 of the PFM that includes Categories of proposed trees, quantities, sizes and canopy coverage taken and total canopy coverage provided.

11. **Comment:** The landscape plan includes three symbols for trees that are not identified in the legend.

Recommendation: Applicant should include all symbols used for trees in the legend.



12. **Comment:** Proffer 9 first paragraph states that the trees proposed to be preserved on the contiguous lot to the south are illustrated on Sheet 8 of 9 of the GDP. This sheet shows trees to be preserved on the contiguous lot that are within the area to be disturbed as described in Comment #4. With the present limits of clearing and grading these trees cannot be preserved, but they can only be removed with the permission of the adjacent property owner.

Recommendation: Proffer 9 and the trees shown to be preserved on the landscape plan sheet 8 of 9 should be made consistent.

13. **Comment:** Proffer 9 first paragraph is unclear and does not apply to tree preservation on the subject property.

Recommendation: Applicant should provide clarification about Proffer 9 first paragraph or delete this paragraph.

14. **Comment:** Paragraph 9a requires a tree survey of trees 10" in diameter. This is not consistent with the requirements of the PFM and the Tree Conservation Ordinance.

Recommendation: The proffer should require a tree survey and condition analysis of trees 8" and larger in diameter.

15. **Comment:** Proffer 9d. The wording "Registered Consulting Arborist" is repeated twice in the first sentence.

Recommendation: One use of "registered consulting arborist" should be removed from the first sentence.

16. **Comment:** Proffer 9f, second paragraph. UFMD staff has the authority to determine if bonded trees have declined due to unauthorized activities, not applicant's Certified Arborist.

Recommendation: The words "and a certified Arborist" should be deleted after "UFMD" and before "due to unauthorized construction activities".

17. **Comment:** Proffer 9f, end of second paragraph. The name of the fund established by the County for furtherance of tree preservation objectives is the "Tree Preservation and Planting Fund."

Recommendation: Replace the sentence of the proffer starting with "This payment" with "This payment shall be made to the Tree Preservation and Planting Fund for planting in Lee District".

Please let me know if you have any questions.

AID/UFMID #: 111902



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: May 25, 2006

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2006-LE-010
Tax Map No. 081-3- /01/ /0010

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

1. The application property is located in the CAMERON RUN (I-3) Watershed. It would be sewered into the Alexandria Sanitation Authority Treatment Plant.
2. Based upon current and committed flow, there is excess capacity available in the Alexandria Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An Existing 8 inch line pipe located in GROVEDALE DRIVE and APPROX. 20 FEET FROM the property is adequate for the proposed use at the present this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network Plan</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application + Previous Rezonings</u>		<u>Existing Use + Application + Comp</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
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 of comments:



County of Fairfax, Virginia

MEMORANDUM

DATE: February 19, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application
RZ 2006-LE-010

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 #405, **Franconia**
2. After construction programmed _____ this property will be serviced by the fire station _____
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. The application property is ___ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING
DIVISION

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

February 12, 2010

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2006-LE-010
Tax Map: 81-3
Franconia Hills

Dear Ms. Coyle:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located at the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Mark G. Jenkins, P.C. Attorney for Title Owner/Applicant

4-200 C-2 LIMITED OFFICE DISTRICT**4-205 Use Limitations**

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except those accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

4-206 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-207 Bulk Regulations

1. Maximum building height: 40 feet
2. Minimum yard requirements
 - A. Front yard: Controlled by a 30° angle of bulk plane, but not less than 25 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 25 feet
3. Maximum floor area ratio: 0.50
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-208 Open Space

30% of the gross area shall be landscaped open space

4-209 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

Sec. 7-608 Highway Corridor Overlay District Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

(1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:

A. Service stations shall not include any uses such as vehicle or tool rental.

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

3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

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

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 by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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