



County of Fairfax, Virginia

**2010 Planning
Commission**

September 23, 2010

Peter F. Murphy, Jr.
Chairman
Springfield District

Keith C. Martin, Esquire
Sack, Harris & Martin, P.C.
8270 Greensboro Drive, Suite 810
McLean, VA 22102

Walter L. Alcorn
Vice Chairman
At-Large

**RE: FDPA C-194 – Danbury Forest Community
Association, Braddock District**

Suzanne F. Harsel
Secretary
Braddock District

Dear Mr. Martin:

Frank A. de la Fe
Parliamentarian
Hunter Mill District

The purpose of this letter is to formally advise you, as the agent for the applicant on the above referenced case, that on Wednesday, September 22, 2010, the Planning Commission voted unanimously (Commissioners Alcorn, Hall, Lawrence, Murphy, and Sargeant absent from the meeting) to:

Jay P. Donahue
Dranesville District

- approve FDPA-C-194, subject to the development conditions dated September 20, 2010, as attached;
- approve a modification to the transitional screening requirement and waiver of the barrier requirement in favor of that shown on the plan and as conditioned;
- recommend that the Director of DPWES waive the Tree Inventory and Poor Condition Analysis as outlined in PFM 12.0502.1A.

Earl L. Flanagan
Mount Vernon District

Janet R. Hall
Mason District

James R. Hart
At-Large

Also enclosed for your records is a copy of a verbatim transcript of the Commission's action. If you need additional information, please let me know.

John L. Litzenberger
Sully District

Sincerely,

Kenneth A. Lawrence
Providence District

James T. Migliaccio
Lee District


Barbara J. Lippa, Executive Director
Planning Commission Office

Timothy J. Sargeant
At-Large

Attachments (a/s)

Barbara J. Lippa
Executive Director

cc: John Cook, Supervisor, Braddock District
Suzanne Harsel, Commissioner, Braddock District
Suzie Zottl, Zoning Evaluation Division, DPZ
9/22/10 Date File
O-8(c) File

Sara Robin Ransom
Assistant Director

Linda B. Rodeffer
Clerk to the Commission

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



PROPOSED DEVELOPMENT CONDITIONS

FDPA C-194 Danbury Forest

September 20, 2010

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA C-194 to allow modifications to the minimum required yards of identified townhouse units, a pool clubhouse addition, and other recreational amenities on property located at Tax Maps (See Attachment A), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Danbury Forest Final Development Plan Amendment", prepared by Vika Inc., consisting of twenty-six (26) sheets, and dated June 29, 2009 as revised through May 5, 2010. Minor modifications to the approved FDPA may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.

2. Parking spaces for the pool house shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES. Prior to the issuance of a Non-RUP for the pool clubhouse expansion, the parking lot shall be striped in accordance with these standards.
3. The applicant shall coordinate with Fairfax County Public Schools to provide overflow parking at Kings Glen Elementary School for special events held at the pool clubhouse, should such overflow parking be deemed necessary at the time of site plan.
4. Allowable uses in the areas identified as "Option I, II, II" on sheet C-4B of the FDPA plat include: tot lots, play fields, vegetable gardens, flower gardens, site landscaping, pergolas, trellis structures, arbors, sheds, benches, raised planting beds, retaining walls, and similar features. Regardless of that listed on the plan, a dog park shall not be allowed on the property.
5. Telecommunications facilities may be allowed on the subject property, subject to appropriate Features Shown or Special Exception approval for that use.
6. Any building additions to any structures shall be similar in architectural style, color, and materials to that of the existing Danbury Forest community.
7. The applicant shall convey in writing within 30 days of Planning Commission approval and subsequently at the time of sale, to all existing and subsequent property owners, the details of this FDPA as it applies to the individual lots found in Attachment A. It shall be made clear that only the lots included in this FDPA have the option of the modified setback pursuant to this FDPA.

8. Prior to the issuance of any building permits within the area encumbered by the Dominion Virginia Power easement, the applicant shall provide documentation of Consent of Right-of-Way Encroachment from Dominion Virginia Power.
9. All encroachments within the required transitional screening yard (TS I – 25') along the western property line shall be removed and restored to a natural state or planted with vegetation in accordance with and subject to approval by Dominion Virginia Power and the Fairfax County Department of Code Compliance within 90 days of Planning Commission approval.
10. The applicant shall submit an approved RPA delineation as part of the first and all subsequent site plan submissions for the pool clubhouse area.
11. Any trees removed to construct building or site improvements in common open space shall be replaced on the property in consultation with Urban Forest Management.
12. For building additions within 15' of the Accotink Creek Floodplain Boundary, the applicant for such addition shall submit a floodplain determination request to DPWES prior to building permit approval.
13. ~~During discharge of swimming pool waters, the following operational procedures shall be implemented:~~

Sufficient amounts of lime or soda ash shall be added to the acid cleaning solution in order to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found in Fairfax County range in pH from 6.0 to 9.0. In addition, the standard dissolved oxygen shall be attained prior to the release of pool waters and shall require a minimum concentration of 4.0 milligrams per liter.

If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, the water shall be allowed to stand so that most of the solids settle out prior to being discharged.

14. No additions or extensions outside the maximum building envelopes as shown on the FDPA Plat shall be permitted.
15. Per Fairfax County Technical Memorandum 10-02, prior to final building inspection for each residential building addition, Setback Certifications shall be submitted to the Zoning Administration Branch, Department of Planning and Zoning.
16. The permitted height of any building addition shall conform to Zoning Ordinance standards.
17. Regardless of the notes shown on the FDPA, Fairfax County shall not regulate the side yard requirement on the interior townhouse units.

18. All building additions will be required to meet the appropriate fire codes, subject to review and approval at the time of building plan submittal to Fairfax County Department of Public Works and Environmental Services, Building Plan Review Division.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

ATTACHMENT A

Tax Map Numbers for Lots Included in FDPA C-194

0791 08 0005	0791 08 0055	0791 09 0030	0791 10 0038	0791 10 0085	0791 11 0009
0791 08 0008	0791 08 0058	0791 09 0031	0791 10 0039	0791 10 0086	0791 11 0010
0791 08 0010	0791 08 0059	0791 09 0032	0791 10 0040	0791 10 0087	0791 11 0016
0791 08 0011	0791 08 0061	0791 09 0033	0791 10 0043	0791 10 0088	0791 11 0020
0791 08 0012	0791 08 0064	0791 09 0034	0791 10 0044	0791 10 0089	0791 11 0021
0791 08 0013	0791 08 0065	0791 09 0035	0791 10 0046	0791 10 0091	0791 11 0022
0791 08 0015	0791 08 0069	0791 09 0037	0791 10 0047	0791 10 0092	0791 11 0023
0791 08 0016	0791 08 0071	0791 09 0038	0791 10 0048	0791 10 0093	0791 11 0026
0791 08 0017	0791 08 0074	0791 09 0039	0791 10 0049	0791 10 0094	0791 11 0027
0791 08 0020	0791 08 0075	0791 09 0041	0791 10 0050	0791 10 0098	0791 11 0029
0791 08 0021	0791 08 0076	0791 09 0044	0791 10 0052	0791 10 0099	0791 11 0030
0791 08 0022	0791 08 0077	0791 09 0045	0791 10 0054	0791 10 0104	0791 11 0031
0791 08 0023	0791 08 0078	0791 09 0046	0791 10 0055	0791 10 0108	0791 11 0032
0791 08 0024	0791 08 0079	0791 09 0048	0791 10 0056	0791 10 0109	0791 11 0033
0791 08 0025	0791 08 0080	0791 09 0049	0791 10 0057	0791 10 0110	0791 11 0036
0791 08 0026	0791 08 0081	0791 09 0052	0791 10 0058	0791 10 0111	0791 11 0037
0791 08 0027	0791 08 0083	0791 09 0053	0791 10 0059	0791 10 0113	0791 11 0038
0791 08 0029	0791 08 0086	0791 10 0001	0791 10 0061	0791 10 0115	0791 11 0039
0791 08 0030	0791 08 0087	0791 10 0002	0791 10 0062	0791 10 0116	0791 11 0040
0791 08 0031	0791 09 0001	0791 10 0004	0791 10 0063	0791 10 0117	0791 11 0041
0791 08 0032	0791 09 0002	0791 10 0006	0791 10 0064	0791 10 0118	0791 11 0042
0791 08 0033	0791 09 0003	0791 10 0007	0791 10 0065	0791 10 0119	0791 11 0043
0791 08 0035	0791 09 0004	0791 10 0008	0791 10 0066	0791 10 0120	0791 11 0047
0791 08 0036	0791 09 0005	0791 10 0009	0791 10 0067	0791 10 0122	0791 11 0048
0791 08 0041	0791 09 0006	0791 10 0010	0791 10 0069	0791 10 0123	0791 11 0049
0791 08 0042	0791 09 0009	0791 10 0013	0791 10 0070	0791 10 0125	0791 11 0051
0791 08 0043	0791 09 0010	0791 10 0014	0791 10 0071	0791 10 0126	0791 11 0052
0791 08 0044	0791 09 0011	0791 10 0015	0791 10 0072	0791 10 0127	0791 11 0053
0791 08 0046	0791 09 0012	0791 10 0016	0791 10 0073	0791 10 0128	0791 11 0054
0791 08 0047	0791 09 0013	0791 10 0024	0791 10 0074	0791 10 0129	0791 01 0001
0791 08 0048	0791 09 0014	0791 10 0028	0791 10 0075	0791 10 0130	0791 11 L
0791 08 0049	0791 09 0016	0791 10 0030	0791 10 0076	0791 10 0131	0791 08 B
0791 08 0050	0791 09 0025	0791 10 0031	0791 10 0077	0791 10 0132	0791 08 C
0791 08 0051	0791 09 0026	0791 10 0034	0791 10 0078	0791 11 0001	0791 09 D
0791 08 0052	0791 09 0027	0791 10 0035	0791 10 0079	0791 11 0003	
0791 08 0053	0791 09 0028	0791 10 0036	0791 10 0081	0791 11 0005	
0791 08 0054	0791 09 0029	0791 10 0037	0791 10 0084	0791 11 0008	