



APPLICATION ACCEPTED: November 19, 2010  
APPLICATION AMENDED: May 6, 2011  
PLANNING COMMISSION: May 26, 2011  
BOARD OF SUPERVISORS: June 7, 2011

# County of Fairfax, Virginia

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May 11, 2011

## STAFF REPORT

# WSPOD

### APPLICATION RZ/FDP 2010-SU-015

#### SULLY DISTRICT

**APPLICANT:** Lylab Holdings, LLC

**PRESENT ZONING:** R-1, WS

**REQUESTED ZONING:** PDH-8, WS

**PARCEL(S):** Parcel 44-2-((2)) 07

**ACREAGE:** 21,806 square feet

**DENSITY:** 8 du/ac

**OPEN SPACE:** None provided (Waiver requested)

**PLAN MAP:** Residential, 8 to 12 units/acre

**PROPOSAL:** To rezone a 0.50 acre property from R-1 (Residential – One Dwelling Unit Per Acre) and WS (Water Supply Protection Overlay) Districts to PDH-8 (Planning Development Housing – Eight Dwelling Units Per Acre) and WS Districts. The Conceptual/Final Development Plan (CDP/FDP) depicts four single family detached units at a density of eight dwelling units per acre. The applicant is also requesting a waiver of the minimum district size and of the minimum open space requirements.

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Bob Katai

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/](http://www.fairfaxcounty.gov/dpz/)



## **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2010-SU-015 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2010-SU-015 subject to the development conditions contained in Appendix 2.

Staff recommends approval of a waiver of the minimum district size of two acres for the PDH District.

Staff recommends approval of a waiver of the minimum open space requirement for the PDH-8 District.

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

It should be further noted that the content of this report reflects the analysis and 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.

O:\BKATAI\Rkld Vllg Dallas RZ-FDP 2010-SU-015\STAFF REPORT COVER - DALLAS.doc



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

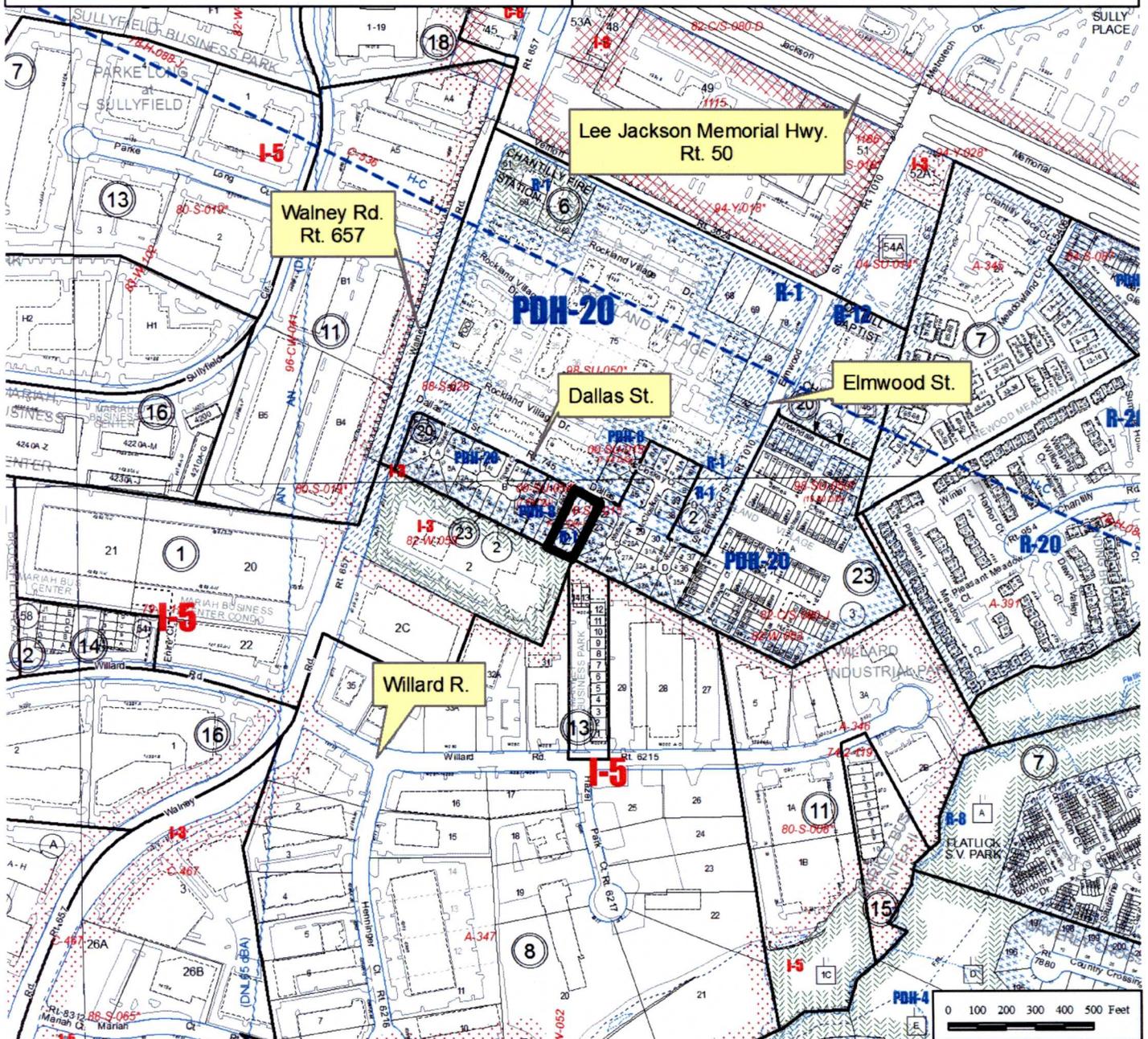
RZ 2010-SU-015

# Final Development Plan

FDP 2010-SU-015

Applicant: LYLAB HOLDINGS, LLC  
Accepted: 11/19/2010  
Proposed: RESIDENTIAL  
Area: 21,806 SF OF LAND; DISTRICT - SULLY  
Zoning Dist Sect:  
Located: SOUTH SIDE OF DALLAS STREET  
APPROXIMATELY 500 FEET EAST OF ITS  
INTERSECTION WITH WALNEY ROAD  
  
Zoning: FROM R- 1 TO PDH- 8  
Overlay Dist: WS  
Map Ref Num: 044-2- /02/ /0007

Applicant: LYLAB HOLDINGS, LLC  
Accepted: 11/19/2010  
Proposed: RESIDENTIAL  
Area: 21,806 SF OF LAND; DISTRICT - SULLY  
Zoning Dist Sect:  
Located: SOUTH SIDE OF DALLAS STREET  
APPROXIMATELY 500 FEET EAST OF ITS  
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Zoning: PDH- 8  
Overlay Dist: WS  
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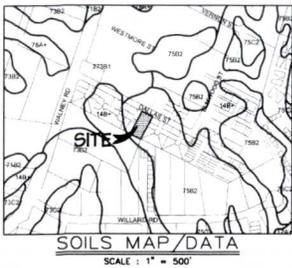


# CONCEPTUAL / FINAL DEVELOPMENT PLAN ROCKLAND VILLAGE

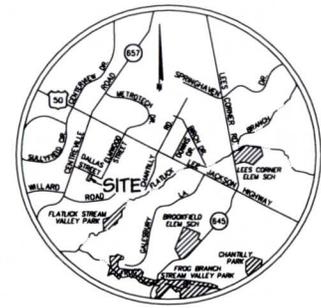
## LOT 7 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

### NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 44-2(2)7. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-8.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF KARL SALLBERG IN DEED BOOK 11204 AT PAGE 19 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED SEPTEMBER, 2010. CONTOUR INTERVAL EQUALS TWO FEET NGVD 1928.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 2 FOR A DESCRIPTION OF EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1948.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 118.4, 302.4, AND 305; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 872-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THE SUBJECT SITE LIES WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 8.0 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
  - A WAIVER OF THE MINIMUM DISTRICT SIZE IS HEREBY REQUESTED.
  - A WAIVER OF THE ON-SITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES REQUIREMENTS IN LIEU OF OFF-SITE SWM/BMP PONDS IS HEREBY REQUESTED.
  - A WAIVER OF THE OPEN SPACE REQUIREMENT IS HEREBY REQUESTED.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER VIA AN EXISTING 4" MAIN LOCATED IN BELL ROUGE COURT, AND BY PUBLIC SEWER VIA AN EXISTING 8" MAIN LOCATED IN BELL ROUGE COURT.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE CONCEPTUAL/FINAL DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- SPECIAL AMENITIES ARE PROVIDED OFF-SITE IN THE ROCKLAND VILLAGE DEVELOPMENT. THE SITE IS TO BE INCORPORATED INTO ROCKLAND VILLAGE.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- THE PROPOSED ARCHITECTURE IS TO BE IN CONFORMANCE WITH ADJACENT PROPERTY TO THE WEST.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
- PARCEL "Y" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CSP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.



SOIL/LOT CALCULATIONS			
LOT NUMBERS	SOIL NUMBER	SOIL NAME	PROBLEM CLASS
7	75B2	PENN (I)	C



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

- Plot is of a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) 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/A.
- Provide:
 

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (sf)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
N/A	(***)	(***)	(***)	(***)	(***)	(***)
Totals	(***)	(***)	(***)	(***)	(***)	(***)
- Outlet drainage channels, outfalls, and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access roof surface noted on the plot is N/A.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 3.
- A description of how the outfall requirements, including known changes to contributing drainage area (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an old survey or field run is provided on Sheets 1, 2 & 3.
- A submission waiver is requested for outlet stormwater management and best management practices.
- Stormwater management is not required because outlet facilities already exist.

### SITE TABULATIONS

SITE AREA :	
LOT AREA	20,443.0 (0.47 Ac)
PARCEL "Y"	1,363.0 (0.03 Ac)
TOTAL	21,806.0 (0.50 Ac)

### PDH-8 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	4 SINGLE-FAMILY DETACHED
MAXIMUM DENSITY	8 DU/AC (MAX.)	8.0 DU/AC
MINIMUM LOT AREA	N/R	3,953.0
AVERAGE LOT AREA	N/R	5,109.0
MINIMUM LOT WIDTH	INTERIOR LOT - N/R CORNER LOT - N/R	INTERIOR LOT - N/R CORNER LOT - N/R
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS :		
FRONT	N/R	10' (DRIVEWAYS TO BE 16' MIN.)
SIDE	N/R	5'
REAR	N/R	12'
OPEN SPACE	25%	* SEE NOTE 16
PARKING	3 SPACES/UNIT	3 SPACES/UNIT



**DEVELOPER**  
LYLAB HOLDINGS, LLC  
3050 CHARN BRIDGE ROAD  
SUITE 1023  
FAIRFAX, VIRGINIA 22030  
(703) 383-6111

### TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS & EXISTING VEGETATION MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- TREE PRESERVATION PLAN
- OUTFALL ANALYSIS

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
300 POND CREEK SUITE 200 FARMVALE VIRGINIA 22089 (703) 383-6111  
SILVER SPRING, MD FAX (301) 370-8888

DATE : NOVEMBER 16, 2010

SHEET 1 of 6  
**ROCKLAND VILLAGE LOT 7**

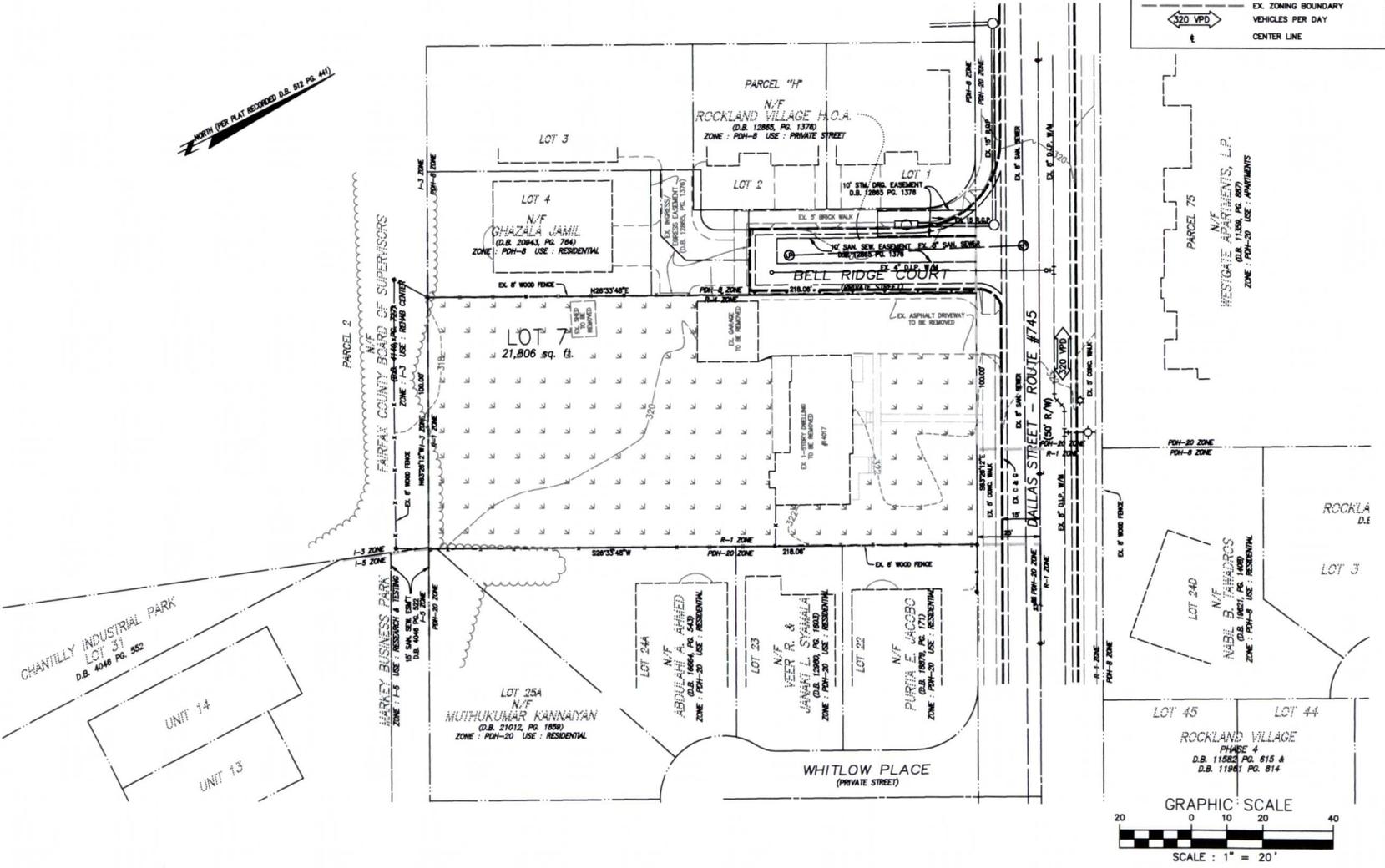
NORTH (PER PLAT RECORDED D.B. 597 PG. 441)

COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE
Developed Area	----	----	0.12
Maintained Grassland	----	good	0.38
<b>TOTAL ACREAGE</b>			<b>0.50</b>

COMMENTS: The site is devoid of trees.

**LEGEND**

- EXISTING TREELINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN & EASEMENT
- EX. ZONING BOUNDARY
- VEHICLES PER DAY
- CENTER LINE



REVISION PRIOR TO APPROVAL

NO. DATE

**CPI**  
Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
3000 POWERS DRIVE, SUITE 270, FAIRFAX, VIRGINIA 22030 (703)396-7900

EXISTING CONDITIONS & VEGETATION MAP

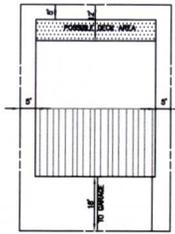
**ROCKLAND VILLAGE**

**LOT 7**

SULLY DISTRICT



DATE	2	0
BY		
APP'D		
DATE		
SCALE		
SHEET	2	6
PRJ. NO.	04-55	
TYPE	CDP/DP	



TYPICAL LOT LAYOUT  
(MINIMUM SETBACKS)

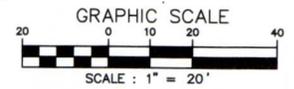
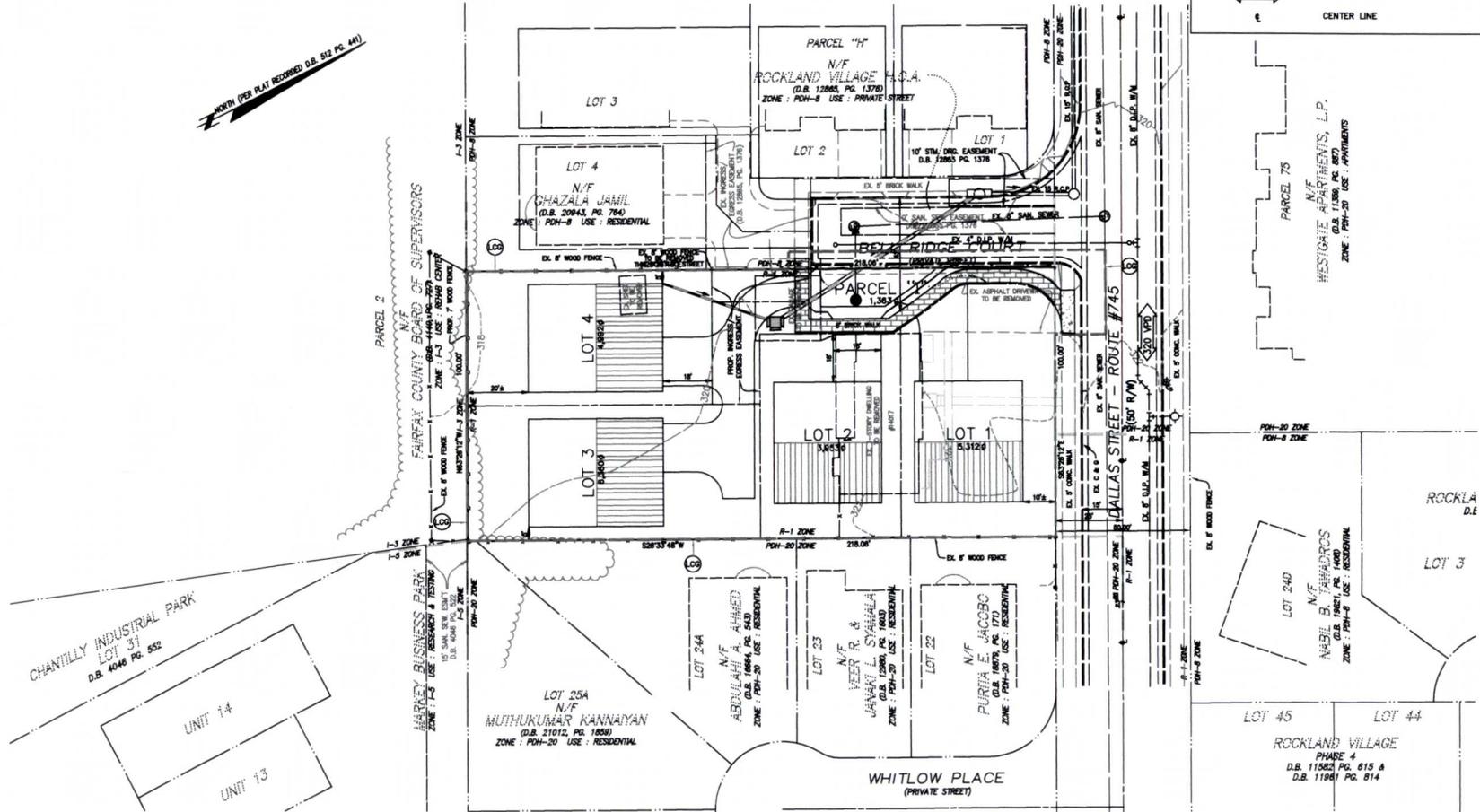
PERIMETER / AREA < 35

LOT#	LOT PERIMETER	LOT AREA	SHAPE FACTOR
1	285	5132	16
2	290	3853	17
3	432	6340	29
4	355	4992	25

**LEGEND**

- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EX. ZONING BOUNDARY
- VEHICLES PER DAY
- CENTER LINE

NORTH (PER PLAT RECORDED D.B. 572 PG. 441)



REVISION PRIOR TO APPROVAL

NO.	DATE	REVISION

**CPI** Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
300 PENDER BLDG. SUITE 200 FAYATVILLE, MISSOURI 63024 (636) 396-7000

CONCEPTUAL / FINAL DEVELOPMENT PLAN  
**ROCKLAND VILLAGE**  
LOT 7  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA



DESIGN	DATE	BY
ELIMINATED	10/11/2010	CP
REVISED	10/11/2010	CP
DATE	SCALE	

SHEET 3 OF 6  
PRJ. NO. 04-55  
TYPE: CDP / FDP

Table 12.12 10-YEAR TREE CANOPY CALCULATION -ADOKSHEET

Tree Preservation Target Calculations and Statements (Table 12.1)		
A	Development area of existing tree canopy	0.51
B	Percentage of gross site area covered by existing tree canopy	0.5%
C	Percentage of 10-year canopy required to site	20.0%
D	Percentage of 10-year canopy requirement that will be met through tree preservation	0.0%
E	Proposed percentage of canopy requirement that will be met through tree preservation	0.0%
F	Has the tree preservation target minimum been met?	< 0.5%
G	If no, provide sheet number where deviation required is located	N/A

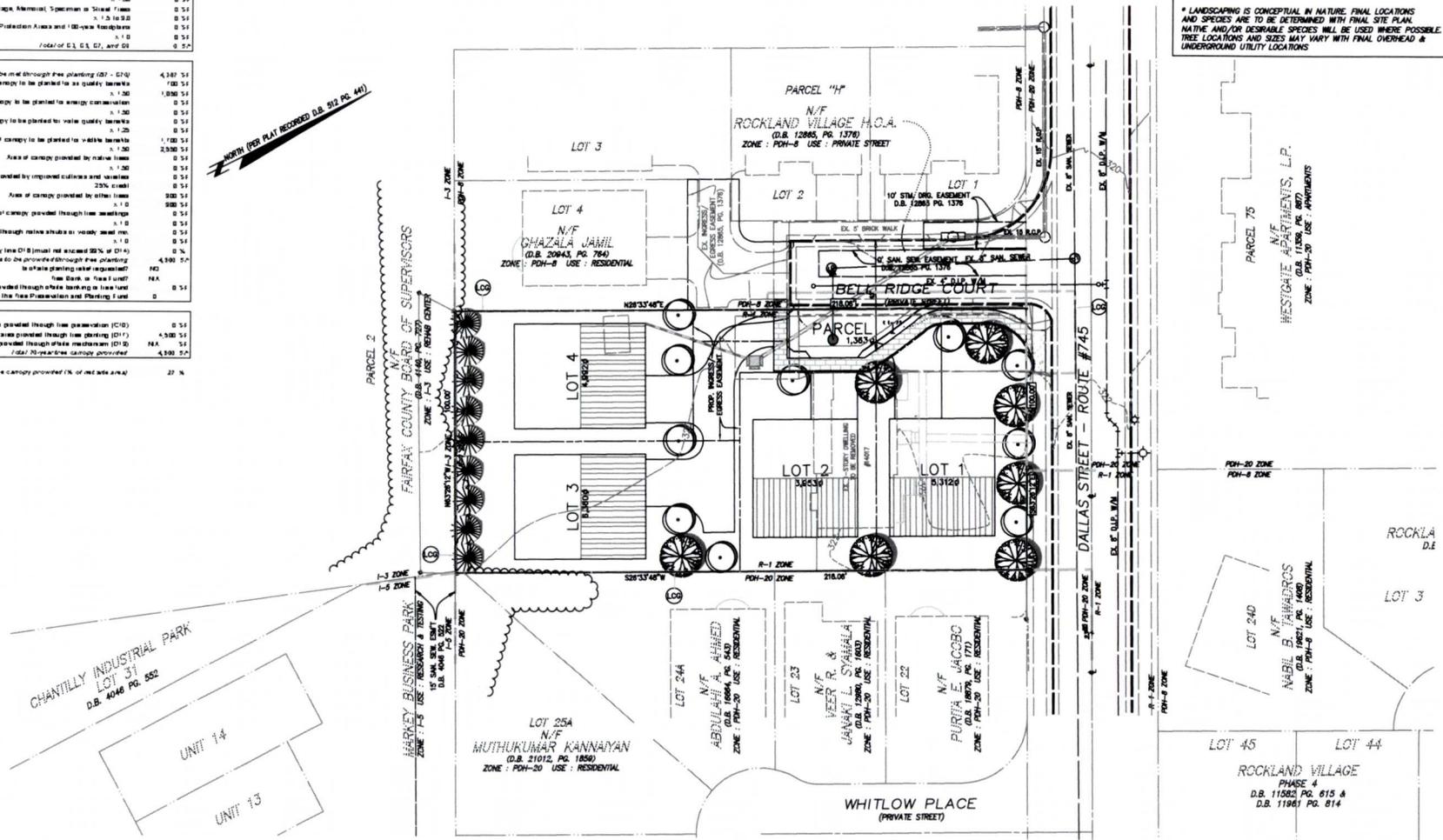
Tree Canopy Requirement		
1	Identify gross site area	21,304.51
2	Subtract area dedicated to road frontage and parking	0.51
3	Subtract area of easements	0.51
4	Adjusted gross site area (D1 - D2 - D3)	21,094.51
5	Identify area to be planted (see table)	PDH4
6	Percentage of 10-year canopy required	20.0%
7	Area of 10-year canopy required (D4 x D6)	4,219.51
8	Is a modification of canopy requirements being requested?	N/A
9	If so, provide sheet number where modification required is located	N/A

Tree Canopy Goal		
1	Tree Preservation Target Area	0.51
2	Total canopy area meeting standards of § 124.200	0.51
3	Total canopy area of existing or valuable forest or wooded communities	0.51
4	Total canopy area of Heritage, Memorial, Specimen or Special Trees	0.51
5	Total canopy area of trees within Resource Protection Area and 100-year floodplain	0.51
6	Canopy area of trees to be planted	1.0
7	Total of D1, D5, D7, and D8	0.51

Tree Planting		
1	Area of canopy to be met through tree planting (D7 - D7A)	4,219.51
2	Area of canopy to be planted to as quality benefits	100.51
3	Area of canopy to be planted to energy conservation	1,000.51
4	Area of canopy to be planted to water quality benefits	1.0
5	Area of canopy to be planted to visible quality benefits	1.0
6	Area of canopy provided by native trees	0.51
7	Area of canopy provided by improved cultivars and varieties	0.51
8	Area of canopy provided by other trees	0.51
9	Area of canopy provided through tree maintenance	0.51
10	Area of canopy provided through native shrubs or woody seedling	0.51
11	Area of canopy provided through other maintenance	0.51
12	Percentage of tree D10 requested by tree D10 (must not exceed 92% of D10)	0.51
13	Total of canopy area to be provided through tree planting	4,219.51
14	Is a modification of canopy requirements being requested?	N/A
15	Has a tree been planted?	N/A
16	Canopy area requested to be provided through other banking or tree fund	0.51
17	Amount to be deposited into the tree preservation and planting fund	0.51

Total of 10-year Tree Canopy Provided		
1	Total canopy area provided through tree preservation (D10)	0.51
2	Total canopy area provided through tree planting (D11)	4,219.51
3	Total canopy area provided through other maintenance (D12)	N/A
4	Total 10-year tree canopy provided	4,219.51
5	Total 10-year tree canopy provided (% of net site area)	20.0%

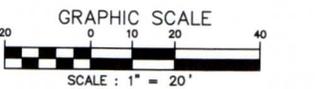
NORTH (PER PLAN RECORDED D.B. 912 PG. 44)



**LEGEND**

- CAT. II & IV SHADE TREE (12" CAL.) (E.G. RED MAPLE, WILLOW OAK, BEECH)
- CAT. I & II EVERGREEN TREE (8" HO.) (E.G. ARBORVITAE, ATLANTIC WHITE-CEDAR)
- CAT. I ORNAMENTAL TREE (12" CAL.) (E.G. BURNING BUSH, STAM MAGNOLIA)

\* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.



NO. DATE REVISION FROM TO APPROVAL

CONCEPTUAL LANDSCAPE PLAN

# ROCKLAND VILLAGE LOT 7

SULLY DISTRICT

PLANNED BY: CHARLES P. JOHNSON & ASSOCIATES, INC.  
 ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS SURVEYORS  
 3809 PARKWAY DRIVE, SUITE 200, FORT MYERS, FLORIDA 33907 (781)333-7000

PAUL B. JOHNSON  
 Lic. No. 018450  
 PROFESSIONAL LANDSCAPE ARCHITECT

DESIGN: [ ]  
 CHECKED: [ ]  
 DRAWN: [ ]  
 DATE: 10/10/10  
 SCALE: [ ]

SHEET 4 OF 6  
 PRJ NO: 04-55  
 TYPE: CDP/PDP

Printed: 10/10/2010 10:47 AM Sheet: 04555/DWG/00-

**PRESERVATION NARRATIVE:**

as referred to in this document are considered those trees that are protected by limits of clearing and shown for preservation on approved plans.

**Flagging Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans.

**Pre-Construction Meeting:** After clearing limits have been staked a meeting shall be held by the contractor to walk with owner or owner's designated representative, arborist/forester hired by owner, site superintendent, clearing contractor and UFMD, DPWES representative to make minor adjustments as necessary to observe trees listed in use preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at this time.

**Tree Protection Approval:** Selective tree removals, root pruning, and tree protection fence installation should be completed prior to any demolition or land clearing operations. An UFMD, DPWES, representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities are to begin, to inspect the site to insure that the tree protection has been installed.

**Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD, DPWES.

**Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, weed blowers, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting, skid loaders, tractors, stump-grinders, etc. or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.

**Root Pruning:** Tree preservation areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be backfilled immediately. Silt fence silt fence installation utilizing walk behind trencher can be substituted for root pruning.

**Mulching:** Trees indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite may be utilized if approved by project arborist. Mulch shall be applied in a uniform depth of three (3) inches by hand. Mulch shall be placed in an area as indicated on approved plans or extending in a swath fifteen feet wide along the Limit of Disturbance adjacent to indicated trees at minimum.

**Tree Protection Fencing:** Tree Preservation Areas shall be protected by fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel T-bar posts driven eighteen (18) inches into the ground at maximum six (6) foot spacing. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Tree protection fencing shall be made clearly visible to all construction personnel. Signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and five (5) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing. UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

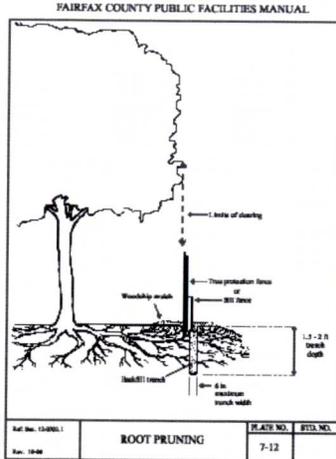
**Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the project. Tree protection fencing that is damaged as a result of land clearing operations shall be repaired prior to the end of the workday that the damage occurred.

**Pruning:** All pruning shall conform to current ANSI A300-2001 pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be clipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth or be removed from the site.

**Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant shall retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. Monitoring inspections to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during initial site clearing operations, weekly through the erosion and sediment control phase, weekly for four weeks thereafter and monthly for 12 months. The 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.

AS STATED BY SECTION 12-0506.1B AND SECTION 12-0506.2B IN THE PUBLIC UTILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO THE HEALTH AND PROPERTY WHICH ARE 8 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY:

1. 150 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE STURBED AREA.
2. 25 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE IRBED AREA.



**TREE INVENTORY AND ACTIVITIES SPREADSHEET**

Tree #	COMMON NAME	SCIENTIFIC BINOMIAL	DBH(IN)	CONDITION	COMMENTS	STATUS	ACTIVITIES
1	Sargent Cherry	Prunus sargentii	4	83	Offsite tree - Condition assessed visually from proposed development site.	Preserve	
2	Paper Mulberry	Broussonetia papyrifera	6	87	Offsite tree - Dual trunk, limb dieback, needle loss and discoloration.	Preserve	X X X
3	Leyland Cypress	X Cupressocyparis leylandii	15	71	Offsite tree - Growing into adjacent cypress tree.	Preserve	
4	Silver Maple	Acer saccharinum	6	78	Offsite tree - adjacent silver maple crowding tree.	Preserve	
5	Leyland Cypress	X Cupressocyparis leylandii	8	84	Offsite tree - Trunk damage, broken limb, limb dieback, sparse foliage. Poor condition relative with common species.	Preserve	
6	Atlantic White Cedar	Chamaecyparis thoides	15	59	Consent.	Remove	
7	Leyland Cypress	X Cupressocyparis leylandii	8	85	Offsite tree - Severely leaning trunk, poor condition.	Preserve	
8	Paper Mulberry	Broussonetia papyrifera	8	87	Offsite tree - Trunk curved at base.	Preserve	X X X X
9	Paper Mulberry	Broussonetia papyrifera	16	84	Offsite tree - Trunk curved at base.	Preserve	

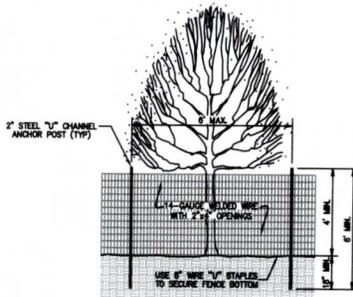
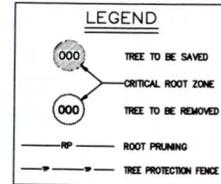
**TREE APPRAISAL SPREADSHEET (TRUNK FORMULA METHOD)**

Tree #	COMMON NAME	SCIENTIFIC BINOMIAL	RATINGS	DBH(IN)	CONDITION	SITE CONTRIBUTION	PLACEMENT	LOCATION	STATUS	TA #2	Appraised Value	Tree Trunk Formula	Appraised Value	
1	Sargent Cherry	Prunus sargentii	60	4	93	70	80	70	73	Preserve	12.56	7.44	942	\$385.47
2	Paper Mulberry	Broussonetia papyrifera	65	6	87	50	50	57	Preserve	28.38	8.26	2119.5	\$679.19	
3	Leyland Cypress	X Cupressocyparis leylandii	60	15	71	70	75	80	75	Preserve	176.625	156.625	13246.875	\$4232.38
4	Silver Maple	Acer saccharinum	50	6	78	70	60	50	60	Preserve	28.26	8.26	2119.5	\$495.96
5	Leyland Cypress	X Cupressocyparis leylandii	60	8	78	70	75	80	75	Preserve	50.24	30.24	3768	\$1322.57
7	Leyland Cypress	X Cupressocyparis leylandii	60	8	65	70	65	80	72	Preserve	50.24	30.24	3768	\$1,053.16
8	Paper Mulberry	Broussonetia papyrifera	65	8	87	50	50	70	63	Preserve	50.24	30.24	3768	\$1,349.51
9	Paper Mulberry	Broussonetia papyrifera	65	16	84	70	50	70	63	Preserve	300.96	180.96	15072	\$5,211.90

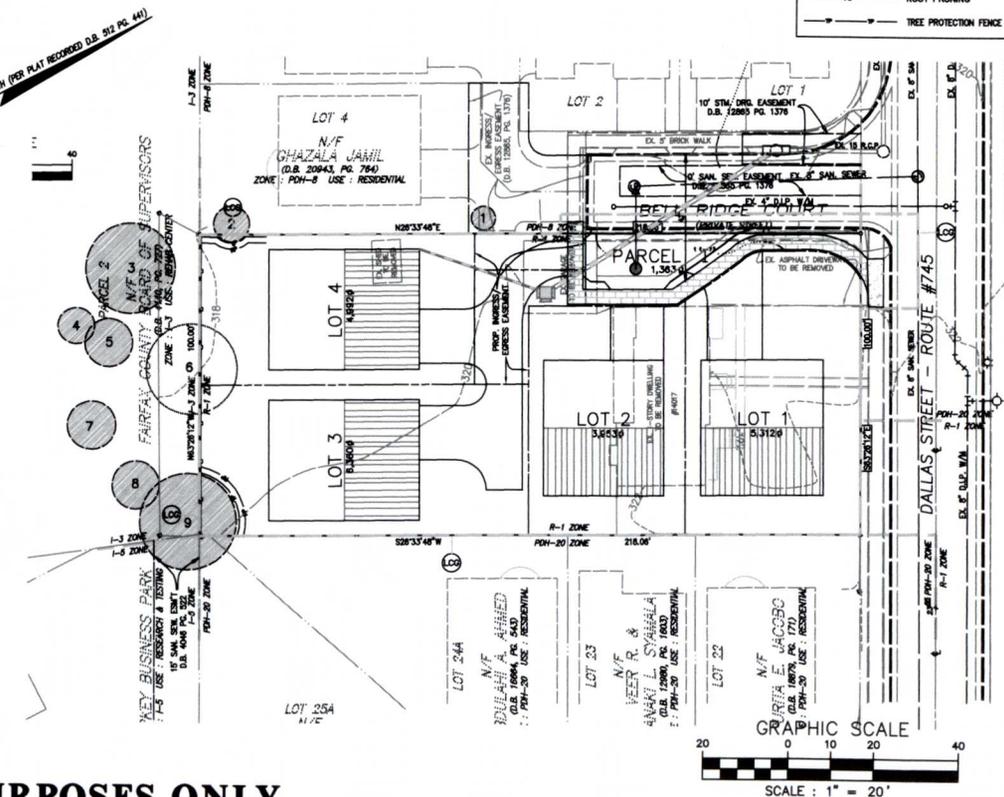
Tree appraisal value determined by the Trunk Formula Method as outlined in the latest edition of *The Guide for Plant Appraisal* published by the International Society of Arboriculture (ISA).

The cost figures applied for Replacement Tree Cost, Installed Tree Cost and Unit Tree Cost are referenced in the 2007 edition of *The MI-Atlantic Species Rating Guide* published by the Mid-Atlantic Chapter of the ISA.

prepared by Rebecca Mitchell ISA Certified Arborist MA-4668A



**TREE PROTECTION FENCE DETAIL**  
NOT TO SCALE



**ROCKLAND VILLAGE LOT 7**  
SULLY DISTRICT

TREE PRESERVATION PLAN

PAUL B. JOHNSON  
LIC. NO. 018450  
PROFESSIONAL

Charles P. Johnson & Associates, Inc.  
PLANNERS, ENGINEERS, ARCHITECTS  
1000 POWER DRIVE, SUITE 200, FORT WORTH, TEXAS 76104-2000

CPI

REVISION PRIOR TO APPROVAL

NO. DATE

DESIGN: [ ]  
BLM: [ ]  
ELECT: [ ]  
MECH: [ ]  
PLUMB: [ ]  
SITING: [ ]  
SCALE: [ ]

SHEET 5 OF 6

PRJ NO: 04-05  
TYPE: CDP/DPD

Last Saved 10/8/2010 Last Plotted 10/11/2010 9:40 AM Sheet No: 04550/DWG/00-

**THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY**



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

**DESCRIPTION OF THE APPLICATION**

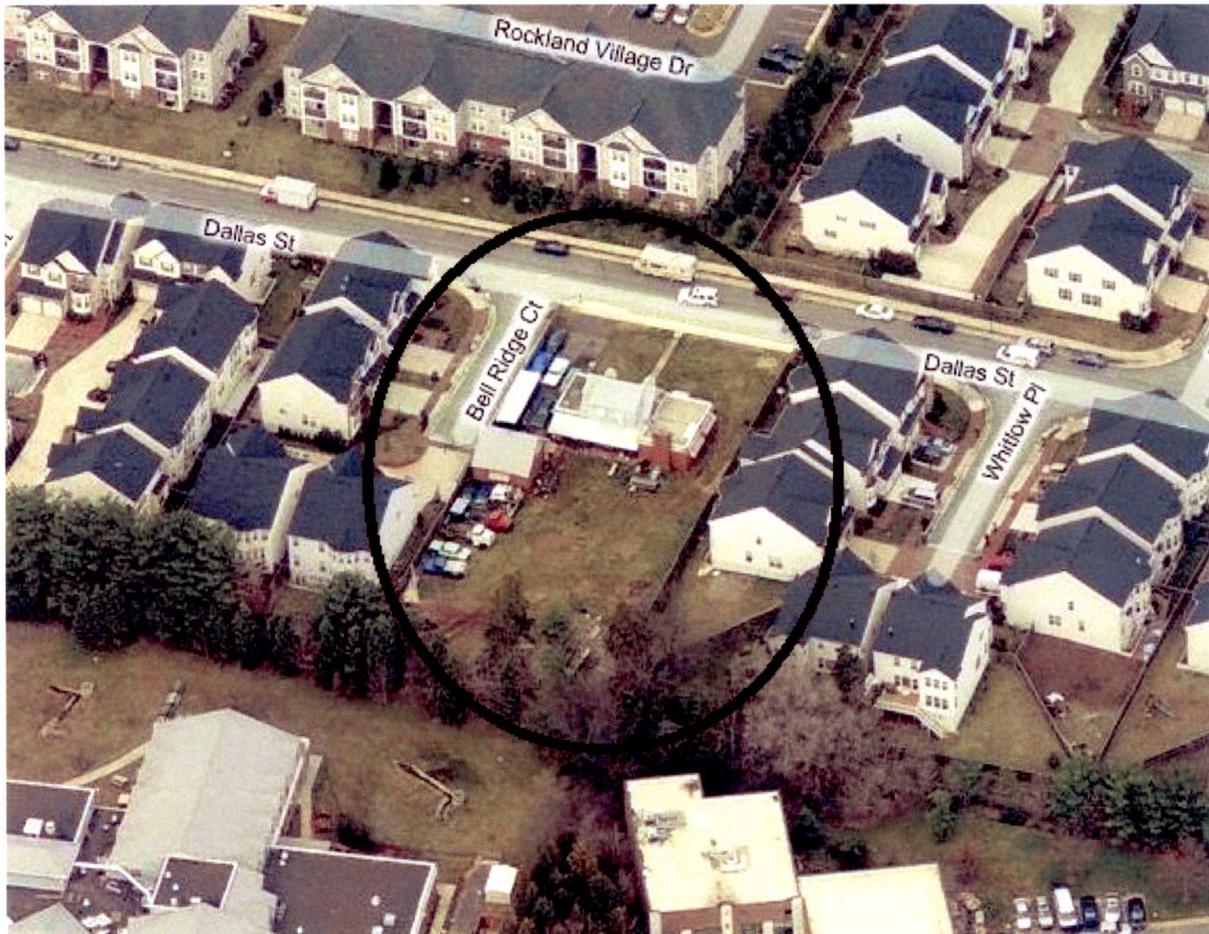
Application RZ 2010-SU-015 requests rezoning of 0.50 acres from the R-1 (Residential – One Dwelling Unit per Acre) and WS (Water Supply Protection Overlay Districts to the PDH-8 (Planned Development Housing – Eight Dwelling Units per Acre) and WS Districts. The Conceptual/Final Development Plan (CDP/FDP) depicts four single family detached units at a density of eight dwelling units per acre.

**Waivers**

Waiver of the minimum district size of two acres within a PDH District.

Waiver of the open space requirement within a PDH-8 District.

**LOCATION AND CHARACTER**



**Site Description**

The half-acre site is located on the south side of Dallas Street, approximately 600 feet east of the Dallas Street and Walney Road intersection. The property is developed with a single family residence constructed in 1948.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Rockland Village multi-family units and single family detached residences	PDH-20 and PDH-8, WS Overlay	Residential 8-12 du/ac
<b>South</b>	Rehabilitation facility	I-3, WS Overlay	Public Facility, Governmental, and Institutional
<b>East</b>	Rockland Village single family detached residences	PDH-20, WS Overlay	Residential 8-12 du/ac
<b>West</b>	Rockland Village single family detached residences	PDH-8, WS Overlay	Residential 8-12 du/ac

**BACKGROUND**

In 1999, the Board of Supervisors approved Application No. RZ 1998-SU-050 that involved rezoning of 32.3 acres from R-1, HC (Highway Corridor Overlay), and WS Districts to the PDH-20 (Planned Development Housing -20 Units Per Acre), HC and WS Districts. The proposed development, named Rockland Village, consisted of 45 single family detached residences, 99 townhomes, and a 360-unit apartment complex. The aggregate density of Rockland Village was 15.6 dwelling units per acre.

Nine properties within the potential development area declined to participate in the initial Rockland Village rezoning. These hold-out parcels, the majority consisting of half-acre lots that were developed with single family detached residences, were excluded from the original rezoning and development plans. However, at the time of approval, the Rockland Village applicant supplied a conceptual plan showing how these parcels could be developed at a future date in a manner that was compatible with the planned community. Subsequently, two of the hold-out parcel owners opted for inclusion and the requisite rezonings and development plans were requested and approved. One of these former hold-out parcels, now incorporated into Rockland Village, is located to the immediate west of the current project site. The current proposal, as well as one filed for property located on Elmwood Street, represents the third and fourth applications involving hold-out parcels.

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Area III, Dulles Suburban Center, Land Unit E-4

**Plan Map:** Residential, 8 to 12 units/acre

**Plan Text:**

6. The area generally extending south of Vernon Street to the south of Dallas Street, east of Walney Road, is planned for residential use. This area is not within the Route 28 Tax District and residential development will not affect the viability of the Tax District. Residential use may be appropriate at a density of 16-20 dwelling units per acre, if the following conditions are met:

- Infill development is compatible with adjacent residential uses;
- Development is designed in such a way that adverse impacts from adjacent non-residential uses are ameliorated, incorporating such techniques as screening;
- Building heights do not exceed 35 feet adjacent to existing residential development on the eastern perimeter;
- Residential development is consistent with the County's adopted policies regarding residential development in areas impacted by noise from Dulles Airport; and
- Access and circulation should be coordinated, particularly to prevent cut-through traffic between Walney Road and Route 50.

**ANALYSIS**

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

**Title of CDP/FDP:** Rockland Village Lot 7

**Prepared By:** CPJ Associates

**Original and**

**Revision Dates:** November 16, 2010, as revised through May 9, 2011

<b>FDPA INDEX</b>	
<b>Sheet #</b>	<b>Contents</b>
1 of 6	Cover Sheet with Notes and Stormwater Information
2 of 6	Existing Conditions and Vegetation Map
3 of 6	Conceptual/Final Development Plan
4 of 6	Conceptual Landscape Plan
5 of 6	Tree Preservation Plan
6 of 6	Outfall Analysis

Site Layout: The proposal consists of a layout that includes four single-family residences in a configuration consistent with the conceptual drawing included with the approved Rockland Village development. The four proposed lots will obtain access from Dallas Street via Bell Ridge Court, a private street. Two of the proposed lots would be oriented with front yards directly facing Bell Ridge Court, while the remaining two proposed lots would front onto driveways extending from the court's turnaround area.

Like the subject property, the adjoining property to the west was a former hold-out from the original Rockland Village development. The proposed density, lot sizes, and architectural style of the current proposal will match those of this adjacent, existing development. The existing portions of Bell Ridge Court were constructed during development and subdivision of the adjoining property to the west. Approval of the current proposal would facilitate completion of the Bell Ridge Court cul-de-sac and walkways. A sidewalk along the subject property's Dallas Street frontage was installed as part of the original Rockland Village improvements.

It is envisioned that the four proposed lots will be integrated into the Rockland Village Development in terms of recreational amenities, open space, and architectural style. The recreational amenities within Rockland Village include a multi-purpose court, tot lot, and playground within the development's apartment complex; a tot lot and multi-purpose court within the townhouse area, and a clubhouse and pool area along the Walney Road frontage of the planned community. The draft proffers contain provisions reflecting this expectation. In addition, the applicant has submitted a letter (Appendix 5) that states the Rockland Village Homeowners Association's intent to annex the proposed lots pursuant to its restrictive covenants. The letter indicates that the applicant and the Rockland Village Homeowners Association have reached agreement regarding conditions of annexation.

The proposed single family detached residences will include two-car garages with two driveway parking spaces. Based on existing, surrounding homes, the proposed residences will most likely be two stories plus basement.

The site contains no resource protection areas, floodplains, or archeological facets. Under current and proposed conditions, stormwater drains in two directions from the property; one being into an existing detention pond on the County owned property to the south and the other to the existing storm sewer system and ultimately to an existing wet pond in the Sullyfield Business Park. Post development, less runoff will be directed to the County property, with the majority directed into the existing storm system. The applicant will need to request a waiver of on-site stormwater detention and BMPs in favor of the existing ponds/BMP facilities.

### **Land Use Analysis**

The project site is located within Land Unit E-46 of the Dulles Suburban Center. The specific land use policies allow a residential density of 16-20 units per acre if the certain policies are satisfied. The policies are listed below, followed by annotations in *Italics*.

The density of Rockland Village, as constructed, was 15.6 units per acre. With incorporation of several of the hold-out parcels, two completed and two proposed (including the subject property), the overall Rockland Village density will be 15.2 units per acre.

- Infill development is compatible with adjacent residential uses. *Per the development plans and proffers, the proposed development will be similar in lot size, height, and architectural style and design to the existing houses in the vicinity.*
- Development is designed in such a way that adverse impacts from adjacent non-residential uses are ameliorated, incorporating such techniques as screening. *Although screening is not required, the conceptual/final development plan show a row of trees along the rear property lines of the proposed lots abutting the rehabilitation facilities to the south and a row of trees along Dallas Street across from the apartment complex.*
- Building heights do not exceed 35 feet adjacent to existing residential development on the eastern perimeter. *The recommended conditions include this height limitation.*
- Residential development is consistent with the County's adopted policies regarding residential development in areas impacted by noise from Dulles Airport. *The subject property is not situated within the Airport Noise Overlay District and the draft proffers require disclosure of the proximity of the site to Dulles Airport.*
- Access and circulation should be coordinated, particularly to prevent cut-through traffic between Walney Road and Route 50. *The project does not propose any new streets.*

## **Residential Development Criteria**

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, respecting the County's historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. The Board of Supervisors adopted the Residential Development Criteria as part of the Land Use Section of the Policy Plan in order to set standards for evaluating new residential development.

### **Development Criterion 1, Site Design**

This criterion states that rezoning proposals for residential development will be evaluated on the following principles: consolidation/integration, layout, open space, landscaping, and amenities. This application facilitates incorporation of the subject property into the Rockland Village community and therefore complies with the desire for development to consolidate and integrate with surrounding development. The layout provides logical and functional relationships between building sites, yards, streets, and existing development. The application involves an open space waiver request based on inclusion into the Rockland Village development and access to its integrated open spaces. The application's conceptual/final development plans show planting of trees along the south property line, along Dallas Street, and within the proposed front yards. Regarding amenities, the previously mentioned incorporation into Rockland Village will provide future homeowners with the ability to access the community's recreational amenities.

### **Development Criterion 2, Neighborhood Context**

This criterion states that residential development should be designed to fit into the adjoining community through appropriate transitioning measures and pedestrian, bicycle, and vehicular connections. As depicted on the conceptual/final development plans and as described in the draft proffers, the proposed in-fill lots and homes will be similar in size, architectural style, and materials as surrounding homes. The proposed lots will complete Bell Ridge Court and utilize existing streets.

### **Development Criterion 3, Environment (Appendix 6)**

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles; preservation, slopes and soils, water quality, drainage, noise, lighting, and energy.

**Issue:** Energy Conservation

In its analysis, the Environment and Development Review Branch of DPZ (Appendix 6) noted Comprehensive Plan policies encourage energy conservation, water conservation, and other green building practices in the design and construction of new development, including the use of energy efficient appliances, heating/cooling systems, lighting, and/or products.

**Resolution:**

The draft proffers provide the new dwellings will be designed and constructed as ENERGY STAR qualified homes. Major features of such homes can include effective insulation, high-performance windows, tight construction and ducts, and efficient heating and cooling equipment.

**Issue:** Airport Noise

The subject property is not situated within the Airport Noise Overlay District. However, because of the proximity of the site to the airport, it is appropriate that the future residents of the development be afforded information and be given full disclosure regarding the presence of Dulles International Airport.

**Resolution:**

The draft proffers address this concern.

**Issue:** Air Quality

Asbestos may pose a concern during the demolition of the existing residence. Should asbestos mitigation be necessary, the applicant should provide an asbestos mitigation plan to DPWES at the time of subdivision/site plan review.

**Resolution:**

The draft proffers address this concern.

**Development Criterion 4, Tree Preservation (Appendix 9)**

The site does not contain any trees and two of the largest off-site trees adjoining the property to the south are located within an existing 15-foot sanitary sewer easement. Therefore, the proposal does not raise any tree preservation concerns or issues.

**Development Criterion 5, Transportation (Appendix 7)**

This criterion states that rezoning applications for residential development should implement measures to address planned transportation improvements. The proposed rezoning would facilitate completion of Bell Ridge Court, a private street. Completing the street would increase the room available for turning movements as well as extend the curb, gutter, and brick walkway to the east side of the street. In addition, the court's opening onto Dallas Street would be improved to County standards. The Fairfax County Department of Transportation (FCDOT) reviewed the application and noted that the applicant will need to demonstrate the legal right to expand upon and utilize the existing Bell Ridge Court for access to the proposed residences and provide a sight distance evaluation for the modified Bell Ridge Court/Dallas intersection. Incorporation into the Rockland Village development will address legal access issues and the sight distance evaluation has been conditioned. A third concern was that the site plan indicated that the proposed individual driveways will be as short as 18 feet. While 18 feet will accommodate most vehicles, FCDOT noted that most people do not park flush against the garage door and therefore vehicles on short driveways tend to overhang onto the adjoining walkways, impeding pedestrians. To reduce the likelihood of these types of intrusions, FCDOT recommended that at a minimum, the proposed driveways be 20 feet in length. However, the proposed proffers specifically establish a minimum driveway length of 18 feet, which does not conflict with provisions of the Zoning Ordinance or Public Facilities Manual.

**Development Criterion 6, Public Facilities (Appendices 8 and 10 through 14)**

In accordance with Fairfax County Park Authority (FCPA) (Appendix 11) policies and Article 6, Sect. 110 of the Zoning Ordinance, the application's draft proffers include a contribution to the Fairfax County Park Authority of \$1,600 per unit, for a total of \$6,400, toward the development of recreational amenities and additionally, at the time of subdivision approval, the proffers provide that the applicant will contribute \$7,144 to the Sully Recreational Fund. The FCPA also recommends that the applicant provide open space tabulations reflective of the overall Rockland Village development.

The Fairfax County Public Schools District (Appendix 10) estimates that the project will generate two new students. Therefore, based on a calculation of \$9,378 per student, the school district recommends a contribution of \$18,756 to address capital improvements for the receiving schools. The school district recommends that all proffer contributions be directed to the Chantilly High School pyramid and/or to Cluster VII schools. The proffers contain the appropriate contribution to the Board of Supervisors for provision of capital facilities within the Fairfax County schools serving this development. These contributions are subject to an escalation proffer.

The Fairfax County Fire and Rescue Department (Appendix 14) notes that the property is serviced by the #15 Chantilly Fire and Rescue Station and meets fire protection guidelines.

Fairfax County Water Authority (Appendix 13) notes the property can be served by a four-inch water main located in Bell Ridge Court.

The sanitary sewer analysis (Appendix 12) notes that an existing eight-inch sewer line located in Dallas Street has adequate capacity to serve the proposed development.

Regarding stormwater facilities, DPWES (Appendix 8) noted that the applicant plans to provide stormwater detention utilizing existing off-site ponds and therefore, prior to site plan approval, the applicant must obtain an approved off-site detention waiver from DPWES. In addition, a maintenance agreement between the owner of the off-site ponds and the owner of the subject site must be executed. The appropriate conditions have been recommended for the final development plan.

### **Development Criterion 7, Affordable Housing**

Criterion 7 states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. This criterion may be achieved by the construction of units, by contribution of land, or by a contribution to the Housing Trust Fund.

The applicant is meeting this criterion by proffering a contribution of a sum, equal to one-half of one percent of the project sales price for each of the proposed dwelling units, to the Fairfax County Housing Trust Fund, in accordance with the Board of Supervisors policy.

### **Development Criterion 8, Heritage Resource**

No heritage resources have been identified or are known on the property.

## **ZONING ORDINANCE PROVISIONS**

### **Conformance with Article 6, Planned Development District Regulations**

Article 6, Sect. 108 states that the maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16. For this project, because each of the proposed lots borders the site's perimeter, the applicable bulk regulations are those of the conventional residential district closest to the requested PDH-8. In this case, that zoning district is R-8. The comparison between the R-8 single family detached residential standards and the proposal are summarized below.

<b>Zoning Ordinance Provisions</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
<b>Bulk Standards</b>		
Lot Size	5,000 square feet	3,953 to 6,360 square feet; average: 5,109 square feet
Lot Width		49 to 57 feet; average:
Interior lot	50 feet	52 feet
Corner lot	70 feet	58 feet
Building Height	35 feet maximum	35 feet
Front Yard	30° ABP, not less than 20 feet	10 feet
Side Yards	8 feet	5 feet
Rear Yard	25	12 feet
Maximum Density	8 dwelling units per acre	8 dwelling units per acre
Open Space	25% of gross area	None; a waiver of open space requirement is being requested
Parking Spaces along Private Street Frontage	3 spaces/unit	4 spaces/unit
<b>Transitional Screening</b>	None	A row of evergreen trees along south property line; Mixed trees along Dallas St. frontage
<b>Barrier Requirements</b>	None	None

As shown on the above comparison table, the proposal does not conform to the R-8 standards for lot size, lot width, and yards. However, the Planned Development District provisions state that a proposal will be permitted only if a development plan is prepared and approved in accordance with the provisions of Article 16. As discussed below, the proposal, with imposition of the proposed proffers and development conditions, meets these requirements.

### **Conformance with Article 16, Development Plans**

#### Section 16-101 General Standards

General Standard 1 states that the proposed development shall substantially conform to the adopted comprehensive plan with respect to type, character, and intensity of use and public facilities. As discussed in the Land Use Analysis portion of this staff report, the proposed development of four dwelling units at a density of eight units per acre satisfies the site-specific Comprehensive Plan conditions in the Dulles Suburban Area.

General Standard 2 requires that the design of the development achieve the stated purpose and intent of the planned development district more than would be possible under a conventional zoning district. Development of the subject site under the conventional R-8 Zoning District would require minimum lot sizes and yards that would not match the existing, surrounding development pattern. In addition, conventional R-8 zoning would require a minimum of 20% common open space for the benefit of any proposed lots. Under the planned housing development provisions, the proposed lots can be configured to reflect surrounding development. A key benefit to matching the character of existing development is the ability to complete street improvements for Bell Ridge Court. For these reasons, the proposal meets this standard.

General Standard 3 states that planned development shall efficiently utilize the available land, and shall protect and preserve, to the extent possible, all scenic assets and natural features such as trees, streams and topographic features. The planned development maximizes the potential density of the property in a manner that is consistent with existing, surrounding development. The subject site does not contain any scenic assets or natural features. Therefore, the proposal meets this standard.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan. The proposed development is consistent with existing surrounding community and is therefore not a detriment to current or future land uses as envisioned by the comprehensive plan. Therefore, this standard has been met.

General Standard 5 states that the planned development shall be located in an area in which transportation, police, and fire protection, other public facilities and public utilities, including sewage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available. As demonstrated in the public facilities analysis, adequate facilities are generally available to support the proposed development. As discussed under the Public Facilities portion of this staff report, with recommended conditions, this standard has been met.

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. As previously mentioned, construction of the proposed development would complete the turnaround area and brick walkways related to Bell Ridge Court, a private street that was installed to service standards with the construction of homes on the adjoining property to the west. For these reasons, the proposal meets this standard.

### Section 16-102, Design Standards

Design Standard 1 requires that in order to complement development on adjacent properties, at all peripheral boundaries of the PDH District, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In this case, that zoning district is R-8. Given the small size of the subject property, all of the proposed lots touch peripheral boundaries. As noted in the above Zoning Ordinance Provisions Table, the proposed development does not conform to the bulk requirements of the R-8 District. However, the adjoining properties to the north, east, and west are also designated as Planned Housing Development Districts, PDH-20 and PDH-8. When the Rockland Village development was originally approved, it was envisioned that the subject property might eventually be incorporated into that planned community and the adjoining single family detached dwellings were approved and constructed with setbacks similar to those shown on the current development plans. The property to the south is zoned I-3 Industrial and is developed with rehabilitation facilities. The project's proposed 12-foot rear yards will not impact the adjoining landscaped areas and parking lots of these existing non-residential uses. Therefore, although the proposal does not conform to the bulk requirements of the R-8 District, it will be consistent with adjoining development and staff finds that the intent of this design standard has been satisfied.

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

The applicant has requested waivers of the minimum district size and of the minimum open space requirements. The proposal fulfills the off-street parking requirements and has proffered compliance with applicable Sign Ordinance provisions, Article 12 of the Zoning Ordinance. Therefore as proposed and proffered, the development meets this design standard.

Design Standard 3 requires that streets and driveways shall be designed to generally conform to applicable County ordinances and regulations, and where applicable, shall be designed to afford convenient access to mass transportation facilities. The standard further requires that a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes and mass transportation facilities.

As previously mentioned, the proposed development will facilitate completion of the turnaround area and walkways related to Bell Ridge Court. This completion would complement the network of streets and sidewalks of the Rockland Village community and afford convenient access to the common recreational amenities, open space, and mass transportation facilities.

**Overlay District Requirements**

Water Supply Protection (WSPOD) (Sect. 7-800)

All applicable standards will be satisfied at the time of site plan review.

**WAIVERS AND MODIFICATIONS****Waiver of the Minimum District Size and Open Space Requirements for PDH Districts**

Article 6, Sect. 107 requires that land classified as PDH shall have a minimum of two acres. Article 6, Sect. 110 requires minimum open space in the amount of 25% of gross area in the PDH-8 District. The applicant has requested waivers of these provisions as the development area is half an acre and as no open space is proposed on-site. The applicant's basis for these waivers is that the four proposed lots will be incorporated into the Rockland Village, a 33-acre development that exceeds the minimum requirements for district size and open space. More importantly, possible inclusion of the subject property into Rockland Village was envisioned at the time the planned community was approved. Approval of the waivers would facilitate consolidation and compatibility of development. Once incorporated into Rockland Village, owners of the proposed lots would have access to the communities open space and recreational amenities, as well as the responsibility for contributing to their maintenance. Rockland Village's open space currently totals 41.53% of the planned community. With inclusion of the subject parcel, that amount would be reduced to 41.52%, still above the minimum requirement of 35%. Staff has no objections to the requested waivers.

**CONCLUSIONS AND RECOMMENDATIONS****Staff Conclusions**

RZ 2010-SU-015 requests rezoning of 0.50 acres from R-1 to PDH-8. The Conceptual/Final Development Plan (CDP/FDP) that accompanies this application reflects the development of four single-family detached units at a density of eight dwelling units per acres. The subject development will be integrated into the Rockland Village community. The application also requests a waiver of the minimum district size of two acres for the PDH District and a waiver of the open space requirement for the PDH-8 District.

Staff has determined that the applicant has provided a design that conforms to the Comprehensive Plan's land use plan for use and density and policies for additional development considerations. All Zoning Ordinance requirements have been addressed.

### **Staff Recommendations**

Staff recommends approval of RZ 2010-SU-015 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2010-SU-015 subject to the development conditions contained in Appendix 2.

Staff recommends approval of a waiver of the minimum district size of two acres for the PDH District.

Staff recommends approval of a waiver of the open space requirement for the PDH-8 District.

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

It should be further noted that the content of this report reflects the analysis and 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.

### **APPENDICES**

1. Draft Proffers for RZ 2010-SU-015
2. Proposed Development Plan Conditions
3. Affidavit
4. Statement of Justification
5. Letter of Support from Rockland Village Homeowners Association
6. Land Use and Environmental Analysis
7. Transportation Analysis
8. Stormwater Analysis
9. Urban Forest Management Analysis
10. Fairfax County Public Schools Analysis
11. Fairfax County Park Authority Analysis
12. Sanitary Sewer Analysis
13. Fairfax Water Authority Analysis
14. Fire and Rescue Analysis
15. Glossary of Terms

**PROPOSED FINAL DEVELOPMENT MAP CONDITIONS**

**FDP 2010-SU-015**

May 11, 2011

If it is the intent of the Planning Commission to approve FDP 2010-SU-015 for a single-family detached residential development located on Tax Map 44-2 ((2)) 7, staff recommends that the Planning Commission recommend approval subject to conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Rockland Village Lot 7", prepared by CPJ Associates and dated November 16, 2010, revised through May 6, 2011.
2. The single-family detached dwellings shall have a maximum height of 35 feet.
3. Prior to subdivision/site plan approval, the applicant shall provide a sight distance evaluation for the modified Bell Ridge Court/Dallas intersection confirming compliance with VDOT standards.
4. Prior to site plan approval, the applicant must obtain an approved off-site detention waiver from DPWES.
5. Prior to site plan approval, the applicant must execute a maintenance agreement with the owner of the off-site stormwater ponds.

**Draft Proffers****LYLAB Holdings, LLC – Rockland Village****RZ 2010-SU-015****May 6, 2011**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Applicant and the Owner, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 44-2(2))7 (hereinafter referred to as the “Property”) will be in accordance with the following conditions (the “Proffered Conditions”), if and only if, said rezoning request for the PDH-8 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

**I. GENERAL**

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “Zoning Ordinance”), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Charles P. Johnson & Associates, Inc., consisting of 6 sheets, dated October 8, 2010.

2. Maximum Lot Yield. The development shall consist of a maximum of 4 single family detached units. Except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including house location and sizes may be permitted in accordance with Section 16-403 of the Zoning Ordinance.
  
3. Incorporation into HOA. Prior to subdivision plat approval, the Applicant shall demonstrate that best efforts have been made to incorporate into the existing Rockland Village HOA.
  
4. Dedication to HOA. In conjunction with the subdivision plan review process, the private drive shall be dedicated to the HOA and maintained by the same. A public access easement in a form approved by the County Attorney shall be placed on the private drive within the approved development.
  
5. Belle Ridge Court: Belle Ridge Court shall be constructed in conformance with the Public Facilities Manual standards, subject to Department of Public Works and Environmental Services (DPWES) approval.
  
6. Asbestos. Prior to site plan approval, the Applicant shall submit an environmental assessment of existing structures to be removed and their estimated asbestos content to DPWES for approval. The Applicant shall utilize measures and techniques as recommended by the assessment and DPWES before, during and after demolition activities.

7. Noise. All prospective purchasers shall be notified in writing by the Applicant of the potential for noise emanating from aircraft using Dulles International Airport.
  
8. Architectural Compatibility. The dwellings shall be similar in architectural style and character to the adjacent single family detached units to the west.
  
9. Energy Conservation. The new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. The major features of ENERGY STAR homes could include features such as: Effective Insulation, High-Performance Windows, Tight Construction and Ducts, Efficient Heating and Cooling Equipment, Efficient Products, and Third Party Verification (Home Energy Rater). Prior to the issuance of the Residential Use Permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) from a home energy rater certified through the Residential Energy Services network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for homes qualification.
  
10. Signs. No temporary signs (including “popsicle” style paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance and Chapter 7 of Title 33.1, and Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or offsite by the Applicant or at the Applicant’s direction. The Applicant shall direct its agents and employees involved with the Property to adhere to this proffer.

11. Construction Hours. Construction shall only occur between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday, 8:00 a.m. until 6:00 p.m. on Saturday and 9:00 a.m. until 6:00 p.m. on Sunday. Construction activities shall not occur on the holidays of Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving, Christmas, Easter, and New Years Day. The construction hours shall be posted on the property. The allowable hours of construction as specified in this proffer shall be listed within any contract with future sub-contractors associated with construction on the site.
  
12. Setbacks. The minimum front, side and rear yards shall be consistent with that shown on the "Typical Lot Layout" depicted on Sheet 3 of 6 of the CDP/FDP. Decks, deck related "additions" such as pergolas, lattice, privacy screens, deck benches, and deck planters, bays, windows, patios, chimneys, areaways, mechanical equipment and other similar appurtenances may encroach into minimum yards as established on the "lot typical" generally described on the CDP/FDP and in this proffer.
  
13. Length of Driveways. The driveway on each residential lot shall have a minimum of 18 feet of pavement available for parking without infringing into the right-of-way or sidewalk area and shall be a minimum of 18 feet in width.
  
14. Housing Trust Fund. At the time of the first building permit issuance, the Applicant shall contribute a sum equal to one-half of one percent (0.5%) of the projected sales price for each dwelling unit on the Property to the Fairfax County Housing Trust Fund, as

determined by the Department of Housing and Community Development in consultation with the Applicant to assist the County in its goal to provide affordable dwellings. The projected sales price shall be based upon the aggregate sales price of all of the units, as if those units were sold at the time of the issuance of the first building permit and is estimated through comparable sales of similar type units.

15. Landscaping. Landscaping shall be consistent with the quality, quantity and general location shown on the Landscape Plan on Sheet 4 of 6 of the CDP/FDP.
16. Recreation Contribution. At the time of subdivision approval, the Applicant shall contribute the sum of \$1600.00 per approved residential unit approved for the total number of dwelling units, to the Fairfax County Park Authority for use on recreational facilities in the general vicinity of the subject property. Additionally, at the time of subdivision approval, the Applicant shall contribute the sum of \$7,144 to the Sully Recreational Fund. The specific beneficiary of the contribution shall be determined in consultation with the Sully Magisterial District Supervisor.
17. Public Schools. Prior to the issuance of the first building permit, the Applicant shall contribute \$18,756 to the Board of Supervisors ("Board") to be utilized for the provision of capital facilities within the Fairfax County schools serving this development.
18. Escalation. All monetary contributions required in these Proffered Conditions shall be adjusted for inflation in conformance with the Consumer Price Index, occurring

subsequent to the date of subject rezoning approval and up to the date of payment of the respective contribution.

**Successors and Assigns**

These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

**Counterparts**

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

Karl C. Sallberg

Title Owner of TM 44-2((2))7

---

Karl C. Sallberg

LYLAB, LLC

CONTRACT PURCHASER  
of TM 44-2((2)07

By: LYLAB, LLC.

Name \_\_\_\_\_

Richard L. Labbe

Title: \_\_\_\_\_

**REZONING AFFIDAVIT**

DATE: OCT 11 2010  
 (enter date affidavit is notarized)

I, Lori R. Greenlief, 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

110462

in Application No.(s): \_\_\_\_\_  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
LYLAB Holdings, LLC Agent: Richard L. Labbe	3050 Chain Bridge Road, Suite 103 Fairfax, VA 22030	Applicant/Contract Purchaser of Tax Map No. 44-2 ((2)) 7
Karl C. Sallberg	14017 Dallas Street Chantilly, VA 20151	Title Owner of Tax Map No. 44-2 ((2)) 7
Charles P. Johnson & Associates, Inc. Agents: Paul B. Johnson Allan D. Baken Henry M. Fox, Jr. Ipek (nmi) Aktuglu	3959 Pender Drive, #210 Fairfax, VA 22030	Engineer/Agent

(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: \_\_\_\_\_  
(enter date affidavit is notarized)

110462

for Application No. (s): \_\_\_\_\_  
(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
McGuireWoods LLP Agents: Scott E. Adams Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(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: OCT 11 2010
(enter date affidavit is notarized)

110462

for Application No. (s):
(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)
LYLAB Holdings, LLC
3050 Chain Bridge Road, Suite 103
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

Richard L. Labbe, managing member

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

(check if applicable) [x] 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: OCT 11 2010  
(enter date affidavit is notarized)

110462

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

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

Charles P. Johnson & Associates, Inc.  
3959 Pender Drive, #210  
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 SHAREHOLDER:** (enter first name, middle initial, and last name)

Charles P. Johnson  
Paul B. Johnson

=====

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

=====

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

=====

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

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

REZONING AFFIDAVIT

DATE: OCT 11 2010  
(enter date affidavit is notarized)

110462

for Application No. (s): \_\_\_\_\_  
(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)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(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)

Equity Partners of McGuireWoods LLP

- |                         |                       |                       |
|-------------------------|-----------------------|-----------------------|
| Alphonso, Gordon R.     | Beil, Marshall H.     | Buchan, Jonathan E.   |
| Anderson, Arthur E., II | Belcher, Dennis I.    | Busch, Stephen D.     |
| Anderson, Mark E.       | Bell, Craig D.        | Cabaniss, Thomas E.   |
| Andre-Dumont, Hubert    | Beresford, Richard A. | Cacheris, Kimberly Q. |
| Bagley, Terrence M.     | Bilik, R. E.          | Cairns, Scott S.      |
| Barger, Brian D.        | Blank, Jonathan T.    | Capwell, Jeffrey R.   |
| Barnum, John W.         | Boland, J. W.         | Cason, Alan C.        |
| Barr, John S.           | Brenner, Irving M.    | Chaffin, Rebecca S.   |
| Becker, Scott L.        | Brooks, Edwin E.      | Cobb, John H.         |
| Becket, Thomas L.       | Brown, Thomas C., Jr. | Cogbill, John V., III |

(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 Attachment to Par. 1(c)**

DATE: OCT 11 2010  
(enter date affidavit is notarized)

110462

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

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

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

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

- |                               |                           |                            |
|-------------------------------|---------------------------|----------------------------|
| Covington, Peter J.           | Goldstein, Philip (nmi)   | Krueger, Kurt J.           |
| Cramer, Robert W.             | Grant, Richard S.         | Kutrow, Bradley R.         |
| Cromwell, Richard J.          | Greenberg, Richard T.     | La Fratta, Mark J.         |
| Culbertson, Craig R.          | Grieb, John T.            | Lias-Booker, Ava E.        |
| Cullen, Richard (nmi)         | Harmon, Jonathan P.       | Lieberman, Richard E.      |
| de Cannart d'Hamale, Emmanuel | Harmon, T. C.             | Little, Nancy R.           |
| De Ridder, Patrick A.         | Hartsell, David L.        | Long, William M.           |
| Dickerman, Dorothea W.        | Hayden, Patrick L.        | Manning, Amy B.            |
| DiMattia, Michael J.          | Hayes, Dion W.            | Marianes, William B.       |
| Dooley, Kathleen H.           | Heberton, George H.       | Marks, Robert G.           |
| Dorman, Keith A.              | Horne, Patrick T.         | Marshall, Gary S.          |
| Downing, Scott P.             | Hosmer, Patricia F.       | Marshall, Harrison L., Jr. |
| Edwards, Elizabeth F.         | Hutson, Benne C.          | Marsico, Leonard J.        |
| Ensing, Donald A.             | Isaf, Fred T.             | Martin, Cecil E., III      |
| Ey, Douglas W., Jr.           | Jackson, J. B.            | Martin, George K.          |
| Feller, Howard (nmi)          | Jarashow, Richard L.      | Martinez, Peter W.         |
| Fennebresque, John C.         | Johnston, Barbara C.      | Mason, Richard J.          |
| Foley, Douglas M.             | Kanazawa, Sidney K.       | Mathews, Eugene E., III    |
| Fox, Charles D., IV           | Kannensohn, Kimberly J.   | Mayberry, William C.       |
| France, Bonnie M.             | Katsantonis, Joanne (nmi) | McCallum, Steven C.        |
| Freedlander, Mark E.          | Keenan, Mark L.           | McDonald, John G.          |
| Freeman, Jeremy D.            | Kennedy, Wade M.          | McElligott, James P.       |
| Fuhr, Joy C.                  | Kilpatrick, Gregory R.    | McFarland, Robert W.       |
| Gibson, Donald J., Jr.        | King, Donald E.           | McIntyre, Charles W.       |
| Glassman, Margaret M.         | King, Sally D.            | McLean, J. D.              |
| Glickson, Scott L.            | Kittrell, Steven D.       | McRill, Emery B.           |
| Gold, Stephen (nmi)           | Kratz, Timothy H.         | Muckenfuss, Robert A.      |

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

**Rezoning Attachment to Par. 1(c)**

DATE: OCT 11 2010  
(enter date affidavit is notarized)

110462

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

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

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

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

- |                        |                         |                           |
|------------------------|-------------------------|---------------------------|
| Muir, Arthur B.        | Roberts, Manley W.      | Tackley, Michael O.       |
| Murphy, Sean F.        | Robinson, Stephen W.    | Tarry, Samuel L., Jr.     |
| Neale, James F.        | Rogers, Marvin L.       | Thornhill, James A.       |
| Nesbit, Christopher S. | Rohman, Thomas P.       | Van der Mersch, Xavier G. |
| O'Grady, Clive R.      | Rosen, Gregg M.         | Vaughn, Scott P.          |
| O'Grady, John B.       | Rust, Dana L.           | Vick, Howard C., Jr.      |
| O'Hare, James P.       | Satterwhite, Rodney A.  | Viola, Richard W.         |
| Oakey, David N.        | Scheurer, P. C.         | Wade, H. L., Jr.          |
| Oostdyk, Scott C.      | Schewel, Michael J.     | Walker, John T., IV       |
| Padgett, John D.       | Schill, Gilbert E., Jr. | Walsh, James H.           |
| Pankey, David H.       | Schmidt, Gordon W.      | Watts, Stephen H., II     |
| Parker, Brian K.       | Sellers, Jane W.        | Werlin, Leslie M.         |
| Phears, H. W.          | Shelley, Patrick M.     | Westwood, Scott E.        |
| Plotkin, Robert S.     | Simmons, L. D., II      | Whelpley, David B., Jr.   |
| Potts, William F., Jr. | Simmons, Robert W.      | White, H. R., III         |
| Pryor, Robert H.       | Skinner, Halcyon E.     | White, Walter H., Jr.     |
| Pusateri, David P.     | Slone, Daniel K.        | Wilburn, John D.          |
| Rak, Jonathan P.       | Spahn, Thomas E.        | Williams, Steven R.       |
| Rakison, Robert B.     | Spitz, Joel H.          | Wilson, Ernest G.         |
| Reid, Joseph K., III   | Stallings, Thomas J.    | Wilson, James M.          |
| Richardson, David L.   | Steen, Bruce M.         | Wren, Elizabeth G.        |
| Riegle, Gregory A.     | Stein, Marta A.         | Young, Kevin J.           |
| Riley, James B., Jr.   | Stone, Jacquelyn E.     | Younger, W. C.            |
| Riopelle, Brian C.     | Swan, David I.          |                           |

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

REZONING AFFIDAVIT

DATE: OCT 11 2010  
(enter date affidavit is notarized)

110462

for Application No. (s): \_\_\_\_\_  
(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: OCT 11 2010  
(enter date affidavit is notarized)

110462

for Application No. (s): \_\_\_\_\_  
(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.)

Carson Lee Fifer, Jr. of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.  
Jonathan P. Rak of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.  
Gregory A. Riegle of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.

(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)

*Lori R. Greenlief*

Applicant

Applicant's Authorized Agent

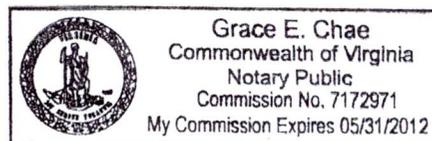
Lori R. Greenlief, Land Use Planner

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11th day of October 2010, in the State/Comm. of Virginia, County/City of Fairfax.

*Grace E. Chae*  
Notary Public

My commission expires: 5/31/2012



NOV 17 2010

**STATEMENT OF JUSTIFICATION**

Zoning Evaluation Division

Rezoning Application for Rockland Village filed by LYLAB Holdings, LLC  
For Property Located at Fairfax County Tax Map 44-2((2))7

October 12, 2010  
November 12, 2010

**INTRODUCTION/BACKGROUND**

The subject application (the "application"), filed by LYLAB Holdings, LLC, (the "Applicant"), is a request to rezone approximately 21,806 square feet of property from the R-1 and WS District to the PDH-8 and WS District to permit the development of four (4) single family detached dwellings. The subject property is located on the south side of Dallas Street within the existing Rockland Village subdivision, approximately 600 feet east of the intersection of Dallas Street and Walney Road. It is surrounded on the north and east by property zoned PDH-8 and PDH-20 and developed with single family detached and multi-family units, respectively. The property to the west is zoned PDH-8 and developed with single family detached dwellings. The property to the south is zoned I-3 and developed with rehabilitation facility.

This property and 8 others along Dallas Street and Elmwood Street were not included in the original rezoning in 1998 which created Rockland Village. Subsequent to the original rezoning, two lots, one adjacent to the subject property to the west (RZ 2000-SU-054) and one across Dallas Street (RZ 2000-SU-015), were rezoned to the PDH-8 district, creating lots similar in size to the subject application.

**CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN**

The Conceptual Development Plan/Final Development Plan (CDF/FDP), prepared by Charles P. Johnson & Associates, Inc., shows four (4) lots to be developed with single family detached dwellings, all of which would access Dallas Street via a private drive. The proposed density is 8 dwelling units per acre, matching the density approved to the west and across Dallas Street. Stormwater drains, currently and ultimately, in two directions from the property; one being into an existing detention pond on the County owned property to the south and the other to the existing storm sewer system and ultimately to an existing wet pond in the Sullyfield Business Park. Post development, less runoff will be directed to the County property with the majority directed into the existing storm system. This is described in detail on Sheet 6 of 6 of the CDF/FDP. A waiver of on-site stormwater detention and BMPs is being requested in favor of the existing ponds/BMP facilities. A lot-typical drawing showing minimum yards is included on Sheet 3 of 6. The Applicant is requesting waivers of the minimum district size requirement of two (2) acres for a PDH District and for the open

space requirements for the PDH-8 District. These waivers are justified by the fact that the four lots will be incorporated into the overall development of Rockland Village which greatly exceeds the minimum requirements for district size and open space.

## **COMPREHENSIVE PLAN**

### **Plan Language**

The subject property is located within Area III, Dulles Suburban Center. Plan language indicates that residential use at 16-20 dwelling units per acre may be appropriate given certain conditions which include compatible infill, mitigation of adverse impacts from adjacent non-residential uses, limitation on building heights to 35 feet, development consistent with adopted policies for areas impacted by airport noise, and access designed to discourage cut-through traffic between Walney Road and Rt. 50. The applications meeting the following applicable general land use objectives contained in the Policy Plan:

**Land Use Objective 8, policy a:** “Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.”

**Land Use Objective 14, policy b:** “Encourage infill development in established areas that is compatible with existing and/or planned land use and that is a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.”

The character of the proposed subdivision is compatible with the surrounding development. It is anticipated that this infill lot will become a seamless addition to the Rockland Village subdivision.

The property also complies with the Comprehensive Plan objectives outlined in the Residential Development Criteria as explained below.

### **Residential Development Criteria**

- **Site Design:**

Consolidation: Consolidation is not possible as the property is surrounded by already developed lots in the Rockland Village subdivision and by a rehabilitation facility.

**Layout:** The proposed layout provides a logical, functional and relational pattern for development of the property. The layout fits seamlessly into the existing neighborhood.

**Open Space:** A waiver of open space is request and is justified given that the development will become part of the larger Rockland Village where the open space requirement is exceeded.

**Landscaping:** The lots will be landscaped generally as depicted on the CDP/FDP.

**Amenities:** The development will be incorporated into the greater Rockland Village community where amenities such as tot lots, multipurpose courts, play grounds and a swimming pool/clubhouse facility.

- Neighborhood Context

The proposed community is consistent with the established context in terms of use, intensity and character. The size of the proposed lots and the orientation of the dwellings are compatible with the established redevelopment pattern on the surrounding properties.

- Environment

**Preservation:** There is no opportunity for tree preservation on the property.

**Slopes and Soils:** There are no problem soils or excessive slopes on the subject property.

**Water Quality and Drainage:** The two existing stormwater management facilities located offsite are adequately sized to handle runoff from the subject property.

**Noise, Lighting:** The addition of these 4 homes should not create a noise or lighting issue for the existing residences. There are no external noise issues for the future residents of this community.

**Energy:** Through proffers, the Applicant will commit to comply with the energy efficiency guidelines of the International Building Code for energy efficient homes.

- Tree Preservation and Tree Cover: Tree cover requirements will be met. There is no opportunity for tree preservation on the property.

- Transportation: Transportation improvements have already been implemented on Dallas Street.
- Public Facilities  
The applicant plans to offset the public facility impact with appropriate proffers.
- Affordable Housing  
The provision of affordable dwelling units is not applicable to this development. The applicant will proffer to a contribution to the Housing Trust Fund equal to 0.5% of the value of all the units approved on the property.
- Heritage Resources  
To the Applicant's knowledge, there are no structures of historical significance on the property and the property itself is not of historical significance.

The proposed planned development conforms to the adopted Comprehensive Plan with respect to type, character and density of use. The use of a P district zoning creates the ability to seamlessly integrate this development into the already approved PDH development which surrounds it.

## **ZONING ORDINANCE**

### **Article 6: Planned Development District Regulations**

Sects. 6-102, 6-106, 6-107, 6-108, 6-109, 6-110, 6-111

The proposed use of single family detached dwellings is a permitted principal use in a PDH District. The development conforms to the standards set forth in Part 1 of Article 16 as discussed below and the use will comply with the performance standards set forth in Article 14. A waiver of the minimum district size of 2 acres for a PDH District is requested based on the fact that the subject property will be integrated into the larger Rockland subdivision of 33+ acres. A minimum rear yard of 12 feet, minimum side yard of 5 feet and a minimum front yard of 18 feet are provided which is compatible with the adjacent PDH-8 zoning to the west. The proposed density of 8.0 dwelling units per acre does not exceed the maximum allowed in the PDH-8 District. A waiver of the required 25% open space is also requested because, again, the property will be integrated into the existing Rockland subdivision which contains at least 40% percent open space. The Applicant has proffered to a contribution of \$1,600 per dwelling unit for recreational amenities. The proposed lots meet the shape factor limitations in Article 2.

Article 16: Sect. 16-101, General Standards for All Planned Developments

1. The application satisfies General Standard 1 which requires that the planned development substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. The proposed development consists of single family detached dwellings at a density of 8.0 dwelling units per acre which is less than the recommended Plan density of 16-20 dwelling units per acre.
2. The Application meets General Standard 2 in that rezoning to a planned development district rather than a conventional district will allow the setbacks and lot sizes to match those of the surrounding lots so that a seamless connection to the existing Rockland Village subdivision can occur.
3. There are no scenic assets or natural features to preserve on the property.
4. General Standard 4, which requires that the development not hinder the development of surrounding undeveloped properties, does not apply in that this is the last "island" on the south side of Dallas Street to redevelop. When the adjacent Lot 6 was rezoned to the PDH-8 District, the Applicant for that rezoning was required to show how Lot 7 could redevelop and the proposed plan conforms to that illustrative.
5. Adequate public facilities are available to serve the property so General Standard 5 is met.
6. General Standard 6 does not apply in that the site is an infill lot in an area where connections to internal and external facilities already exist.

Article 16: Sect. 16-102, Design Standards for All Planned Developments

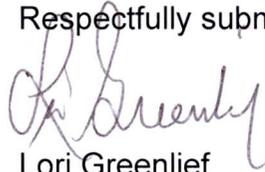
1. Design Standard 1 does not apply in that this is an infill lot within a larger PDH development and is not on the peripheral boundary.
2. Parking regulations are met in the development and a request for a waiver of open space has been justified in this statement.
3. The proposed driveway will conform to the applicable regulations.

To the best of our knowledge, the proposed development of the subject property conforms to all currently applicable land development ordinances, regulations and adopted standards except the district size and open space requirements and onsite detention as discussed in this statement.

There are no known hazardous or toxic substances to be generated, utilized, stored, treated nor disposed of on this site.

Should you have any questions regarding this statement or other documents associated with this filing or require additional information, please contact me. Thank you for your assistance.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Lori Greenlief", written in a cursive style.

Lori Greenlief  
Land Use Planner, McGuireWoods LLP

**ROCKLAND VILLAGE HOMEOWNERS ASSOCIATION**

**c/o Capitol Management Corporation**  
12011 Lee Jackson Memorial Highway  
Fairfax, VA 22033-3323  
(703) 934-5200  
LPH@capitolmanagementcorp.net  
Elizabeth13964@yahoo.com

March 18, 2011

Robert Katai, Staff Coordinator  
Department of Planning and Zoning, Fairfax County  
12055 Government Center Parkway  
8<sup>th</sup> Floor  
Fairfax, VA 22035

**RE: RZ 2010-SU-015 and RZ 2011-SU-003, Lylab Holdings LLC**

Dear Mr. Katai:

We are writing on behalf of the Board of Directors of the Rockland Village Homeowners Association ("Association") regarding the above referenced rezoning applications filed by Lylab Holdings, LLC and currently in progress with Fairfax County. Eastwood Properties, the owner of Lylab Holdings, LLC, met with the Board of Directors of the Association to discuss their plans for development.

It is our understanding that RZ 2010-SU-015 is a request to subdivide existing Lot 7 on Dallas Street into 4 lots of similar size and orientation to the lots located at Bell Ridge Court to the west of Lot 7. Each lot will be developed with single family detached dwellings.

It is our further understanding that, RZ 2011-SU-003 is a request to subdivide Lot 21 on Elmwood Street into 4 lots, each also being developed with single family detached dwellings. All the dwellings are planned to be architecturally compatible with the existing homes that surround the lots and are currently part of the Association.

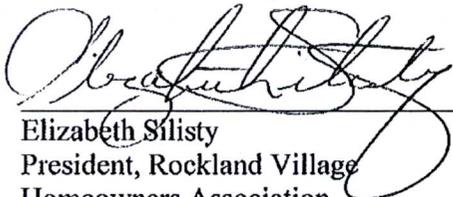
The purpose of this letter is to relay the Board's support of the above referenced applications, provided the Association is compensated by Eastwood Properties/Lylab Holdings, LLC at the rate of \$3,000.00 per lot, which has been agreed to by Eastwood Properties/Lylab Holdings, LLC. In addition to the payment, the Association also requires that Eastwood Properties/Lylab Holdings, LLC pay to plant some additional trees in the basketball area and some Pyracantha bushes (i.e. thorny bushes) at the end of Lindendale Lane. The Association will withdraw its support to the rezoning or annexation of the lots if it does not receive compensation from Eastwood Properties/Lylab Holdings, LLC, as stated above.

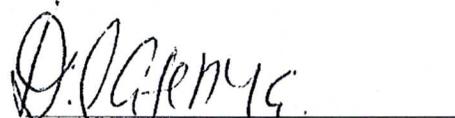
Mr. Robert Katai  
March 18, 2011  
Page 2 of 3

Lastly, following approval of the rezoning, it is our intent to annex the 8 new lots/homes into the Rockland Village Homeowners Association pursuant to the Association's restrictive covenants.

We ask that you please keep us apprised of any developments related to the two above referenced rezoning applications and ensure that the Association's demands are incorporated as part of the rezoning approval from Fairfax County. If you have any additional questions, please do not hesitate to call us at 703-961-9547 (President) 703-934-5200 (Capitol Management).

Sincerely,

  
Elizabeth Silisty  
President, Rockland Village  
Homeowners Association

  
Dinesh Pateriya  
Treasurer, Rockland Village  
Homeowners Association



# County of Fairfax, Virginia

## MEMORANDUM

DATE March 4, 2011

**TO:** Barbara C. Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** **ENVIRONMENTAL ANALYSIS:** RZ 2010-SU-015  
Rockland Village

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated November 16, 2010. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through July 27, 2010, on pages 7-9, 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 a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation. . . .

- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created. . . .
  - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
  - Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
  - Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements..."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18, the Plan states:

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

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

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 – 21, the Plan states:

**“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.
- 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<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> 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.”

## **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.

### **Green Buildings**

The application is seeking to build four residential units at 7.99 dwelling units per acre. In support of the Policy Plan guidance on green buildings, the applicant is encouraged to commit to the attainment of Energy Star Qualification for Homes, EarthCraft or LEED for Homes.

PGN: BSS

## **LAND UNIT E-4**

### **CHARACTER**

Land Unit E-4 consists of approximately 250 acres and is located south of Route 50 with Walney Road as its western boundary. Elmwood Street, Chantilly Mews, Pinewood Meadows and Winding Brook townhouse subdivisions form part of the eastern boundary. Flatlick Run and Waverly Crossing single-family detached residential subdivisions form the eastern and southern boundaries (Figure 24).

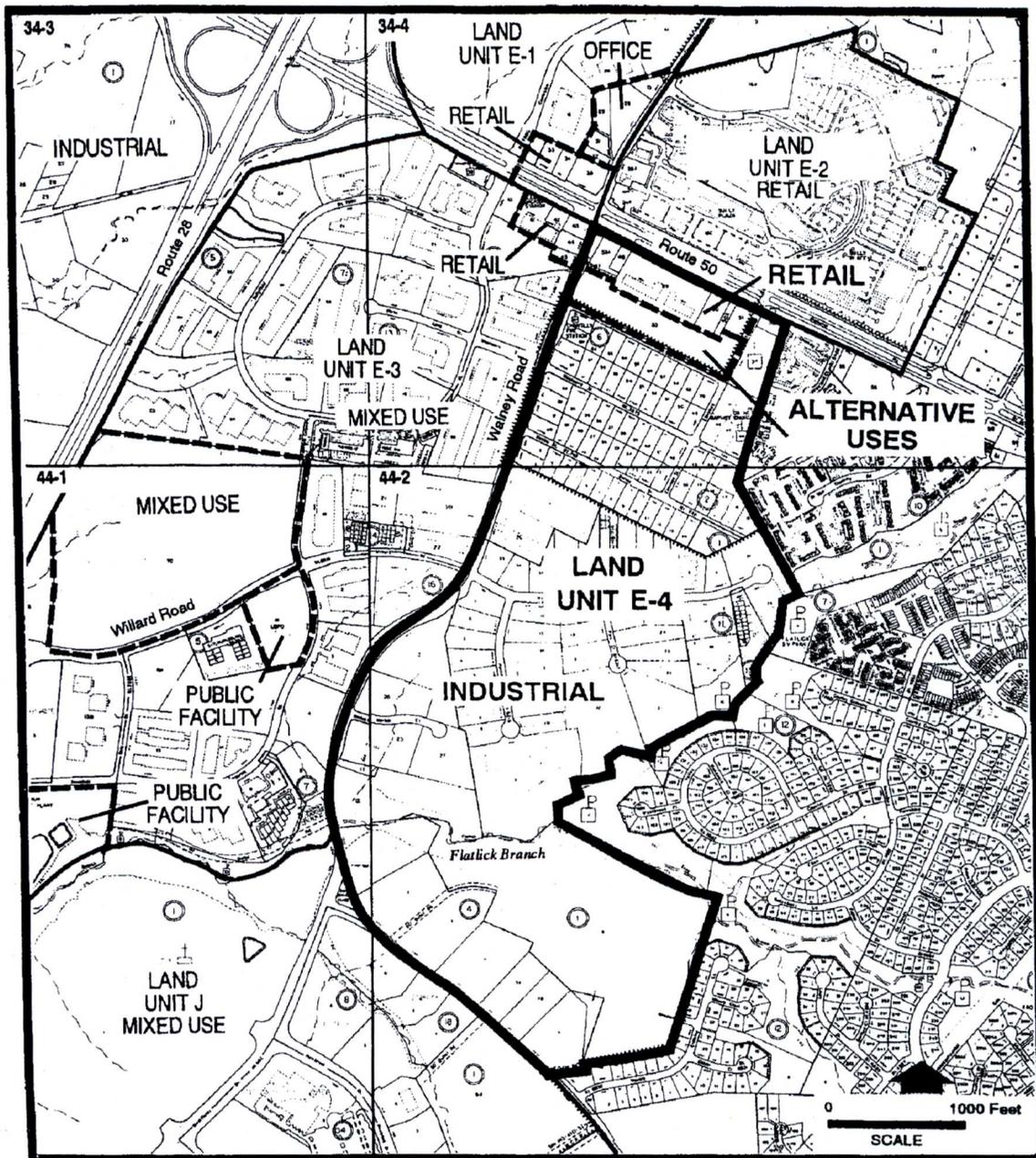
Approximately one-third of the land unit is developed primarily as industrial and industrial/flex use. Public uses include a rehabilitation facility, a fire and rescue facility and a Fairfax County Water Authority facility. The remaining land is developed primarily in retail and office use. The retail use is located along Route 50, and includes the Pohanka auto dealership.

An older single-family detached residential subdivision (formerly Rockland Village) located in the northern portion of the land unit between Walney Road, Chantilly Mews and Pinewood Meadows has been redeveloped with single-family attached and detached housing, as well as multifamily housing.

### **RECOMMENDATIONS**

#### Land Use

1. Parcels in the southeastern quadrant of the intersection of Route 50 and Centreville Road (Tax Map 34-4((1))46, 47, 48, and 53A), are developed with low intensity retail uses at an average FAR of .15. Redevelopment for retail use up to a maximum of .25 FAR may be appropriate if these parcels are consolidated into a single development proposal, access is coordinated and land is dedicated for the planned interchange.
2. Community-serving retail use is planned for most of the land fronting on Route 50 between Walney Road and Elmwood Street (Parcels 34-4((1)) 49, 50, 50A, 51) at a maximum overall FAR of .25. Tax Map 34-4((1))52A is planned for retail use and developed as a bank. The parcel is planned to retain its existing intensity of .08 FAR. Landscaping should be provided on all perimeters of the site to enhance the visual attractiveness of development.
3. Additional retail or auto-oriented uses are not planned for and are not appropriate along Route 50 or Walney Road in this land unit, except as described above in recommendations #1 and #2 above.
4. Tax Map parcels 34-4((1))53 is planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet. In addition, 35 feet of screening should be provided on Parcel 53 along Vernon Street to provide an appropriate transition to the residential neighborhood to the south. As an option, Parcel 34-4((1))53 may be appropriate for the expansion of existing auto dealerships located along Route 50 if the same conditions cited above are met.



LAND UNIT E-4  
LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION

FIGURE 24

5. Existing institutional and governmental uses include two churches and a fire station that are a part of the community. If redeveloped, residential use up to 16-20 du/ac should occur if the following conditions are met:
  - Substantial consolidation should occur in a manner that will provide for the development of any unconsolidated parcels in conformance with the planned use and intensity;
  - Infill development is compatible with adjacent residential uses;
  - Substantial buffers are provided to screen and protect adjacent residential areas against noise and lighting impacts;
  - Building heights do not exceed 35 feet adjacent to existing residential development on the eastern perimeter; and
  - Efficient access and coordinated circulation is provided.
6. The area generally extending south of Vernon Street to the south of Dallas Street, east of Walney Road, is planned for residential use. This area is not within the Route 28 Tax District and residential development will not affect the viability of the Tax District. Residential use may be appropriate at a density of 16-20 dwelling units per acre, if the following conditions are met:
  - Infill development is compatible with adjacent residential uses;
  - Development is designed in such a way that adverse impacts from adjacent non-residential uses are ameliorated, incorporating such techniques as screening;
  - Building heights do not exceed 35 feet adjacent to existing residential development on the eastern perimeter;
  - Residential development is consistent with the County's adopted policies regarding residential development in areas impacted by noise from Dulles Airport; and
  - Access and circulation should be coordinated, particularly to prevent cut-through traffic between Walney Road and Route 50.
7. Land between the former Rockland Village subdivision and Flatlick Branch is planned for and largely developed with light industrial and industrial/flex use up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail uses up to 20 percent to serve employees may be appropriate if they are integrated into buildings with other primary uses.
8. The land south of Flatlick Branch is planned for residential use at 2-3 dwelling units per acre. Residential development should be consistent with the County's adopted policies regarding such development in areas impacted by noise from Dulles Airport.

Transportation

1. Access for Route 50 frontage development should be only via Elmwood Street/Metrotech Drive.
2. Development access to Rockland Village should be oriented to Elmwood Street rather than Walney Road. If residential use is developed in Rockland Village then site design should

discourage cut-through traffic from Walney Road to Route 50.

Greenways/Trails

Trails planned for this land unit are delineated on Figure 10 and are an integral part of the overall County system. While some of the segments have already been constructed, the map portrays the ultimate system for the land unit. In addition, the map specifies either a pedestrian or bicycle classification for each segment, which represents the desired ultimate function of that trail. For new trails, specific construction requirements are detailed in the Public Facilities Manual.

The Flatlick Branch EQC is a major east-west connector of the Dulles Greenway, providing access between the Cub Run Stream Valley Parks, eastern land units, and, by extension, the Fairfax Center Area. Dedication of land or open space easements to the Fairfax County Park Authority and construction of the remaining sections of the stream valley trail are recommended as a condition of development or redevelopment of adjacent parcels.

The Countywide Trail should be developed along the Route 50 frontage. Recognizing that providing continuous trails adjacent to the existing Route 50 right-of-way may not always be possible because of present interchange design, every effort should be made to provide other connections to enhance the continuity of the non-vehicular circulation along the corridor.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 28, 2011

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

**FROM:** Angela Kadar Rodeheaver, Chief *AKR by CAA*  
Site Analysis Section  
Department of Transportation

**FILE:** 3-4 (RZ 2010-SU-015)

**SUBJECT:** Transportation Impact

**REFERENCE:** FDP 2010-SU-015; Lylab Holdings, LLC  
Land Identification Map: 44-2 ((2)) 7

The following comments reflect the position of the Department of Transportation, and are based in part on the applicant's development plan dated October 2010 with an engineers seal date of November 16, 2010. The applicant should commit to develop the site in accordance with the plan, subject to modifications as noted herein.

The applicant is seeking approval to remove the existing house on the site and build four new houses. The site is an infill parcel and would become part of the adjacent residential community. Access is to be via a shared entrance to the adjacent recently constructed homes.

The applicant should address the following concerns:

1. Demonstrate the legal right to expand upon and utilize the existing Bell Ridge Court access to the adjoining residences.
2. Provide sight distance evaluation to VDOT standards for the modified Bell Ridge Court intersection with Dallas Street.
3. Commit to provide driveway lengths which are a minimum of 20 feet in length between the proposed houses and the property line.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 4, 2011

**TO:** Bob Katai, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sharad Regmi, Stormwater Engineer  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Rezoning/Final Development Plan Application # RZ/FDP 2010-SU-015  
Rockland Village, Lot 7, Plat dated November 16, 2010, LDS Project #  
3597-ZONA-001-1, Tax Map #044-2-02-0007, Sully 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 (BMP) are required for this redevelopment (PFM 6-0401.2A) project (PFM 6-0401.1, CBPO 118-3-2(f)(2)). If applicant intends to provide BMP requirement using existing off-site ponds, the applicant needs to demonstrate on the plat that the off-site ponds were designed to control BMP from the subject site for the proposed redevelopment. A maintenance agreement between the owner of the off site ponds and owner of the subject site will be required prior to final Site plan approval (PFM 6-0303.2).

### Floodplain

There are no regulated floodplains on the property.

### Downstream Drainage Complaints

There are no downstream drainage complaint on file.

### Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The applicant has indicated to provide the stormwater detention requirement using existing off-site ponds. Applicant needs to show on the plat that the off-site pond was designed to detain flow from the subject site by providing the pre-development and post-development runoff coefficients ( C ) of the subject site that were used to design the ponds. An approved offsite detention waiver from DPWES



Bob Katai, Staff Coordinator  
RZ/FDP 2010-SU-015, Rockland Village, Lot 7  
February 4, 2011  
Page 2 of 2

and a maintenance agreement between the owner of the off site ponds and owner of the subject site will be required prior to final plan approval (PFM 6-0303.2).

Site Outfall

An outfall narrative has been provided (ZO 18-202.10.F (2) (c)).

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

SR/

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



## County of Fairfax, Virginia

**MEMORANDUM**

December 21, 2010

**TO:** Bob Katai, Staff Coordinator  
Zoning Evaluation Branch, DPZ

**FROM:** Phyllis Wilson, Urban Forester III  
Forest Conservation Branch, DPWES

**SUBJECT:** Rockland Village Lot 7, RZ/FDP 2010-SU-015

A review of the proposed GDP/FDP and a site visit has been completed for the subject rezoning application. There are no existing trees on the site and two of the largest off-site trees adjoining the property to the south are located within an existing 15' sanitary sewer easement.

No issues were noted from the Urban Forest Management review of this proposal. However it is noted that at time of site plan review, this plan will fall under the revised PFM requirements and provisions, effective November 15, 2010.

PAW/  
UFMID #: 157120

cc: RA File  
DPZ File





Department of Facilities and Transportation Services

FAIRFAX COUNTY  
PUBLIC SCHOOLSOffice of Facilities Planning Services  
8115 Gatehouse Road, Suite 3300  
Falls Church, Virginia 22042

January 5, 2011

**TO:** Bob Katai  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Denise M. James, Director *DMJ*  
Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2010-SU-015, Rockland Village

**ACREAGE:** 21,806 square feet

**TAX MAP:** 44-2 ((2)) 7

**PROPOSAL:** Rezone property from the R-1 District to the PDH-8 District to permit 4 single family detached dwelling units.

**COMMENTS:** The proposed rezoning area is within the Brookfield Elementary, Franklin Middle, and Chantilly High school boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2015-16 Projected Enrollment	Capacity Balance 2015-16
Brookfield ES	820	807	778	42	791	29
Franklin MS	988	894	925	63	913	75
Chantilly HS	2569	2620	2544	25	2508	61

Capacity and enrollment are based on the FCPS FY 2012-16 CIP, which is schedule for School Board action in January 2011.

The school capacity chart shows a snapshot in time for student enrollment and school capacity balance. Student enrollment projections are done on a six year timeframe, currently through school year 2015-16 and are updated annually. At this time, if development occurs within the next six years, there appears to be sufficient capacity at the receiving schools. Beyond the six year projection horizon, school level enrollment projections are not available.

The rezoning application proposes to rezone property from the R-1 District to the PDH-8 District to permit four single family homes. The property contains 21,806 square feet and currently is developed with one single family detached home.

The chart below shows the number of anticipated students by school level based on the county-wide student yield ratio.

School level	Single family detached ratio	Proposed # of units	Student yield	Single family detached ratio	Current # of units permitted by-right	Student yield
Elementary	.239	4	1	.239	1	0
Middle	.069	4	0	.069	1	0
High	.172	4	1	.172	1	0
			<b>2 total</b>			<b>0 total</b>

**SUMMARY:**Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 2 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$18,756 (2 students x \$9,378) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Chantilly HS pyramid and/or to Cluster VII schools that encompass this area at the time of site plan approval or building permit approval. It is also recommended that notification be given to FCPS when construction is anticipated to commence in order for FCPS to include the timely projection of students into its five year Capital Improvement Program.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last couple of years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

- A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

It is noted that Brookfield Elementary is part of the Southwestern boundary study that is being undertaken this fall to address overcrowding and attendance area adjustments. Changes to the school attendance areas may impact the capacity balance at Brookfield. A decision by the School Board is anticipated at the end of February 2011.

Attachment: Locator Map

cc: Kathy L. Smith, Chairman, School Board, Sully District  
 Ilryong Moon, School Board Member, At-Large  
 James L. Raney, School Board Member, At-Large  
 Martina A. Hone, School Board Member, At-Large  
 Dean Tistadt, Chief Operating Officer, FCPS  
 Linda Burke, Cluster VII, Assistant Superintendent  
 Mary Miller, Principal, Brookfield Elementary School  
 Sharon Eisenberg, Principal, Franklin Middle School  
 James Kacur, Principal, Chantilly High School





# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

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

**FROM:** Sandy Stallman, Manager   
Park Planning Branch, PDD

**DATE:** December 21, 2010

**SUBJECT:** RZ/FDP 2010-SU-015, Rockland Village  
Tax Map Number(s): 44-2 ((2)) 7

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated November 16, 2010, for the above referenced application. The Development Plan reflects the demolition of one existing house and the construction of 4 new single-family homes on a half-acre parcel to be rezoned from R-1 to PDH-8. Based on an average single-family household size of 2.71 in the Bull Run Planning District, the development could add 8 new residents ( $4 \text{ new} - 1 \text{ existing} = 3 \times 2.95 = 8$ ) to the Sully Supervisory District.

### COMPREHENSIVE PLAN CITATIONS

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8).

### ANALYSIS AND RECOMMENDATIONS

#### Needs Assessment and Facility Standards Analysis:

Although there is generally an extensive amount of parkland within the Dulles Suburban Center, there remains a need for parkland and recreational facilities in this area. Existing nearby parks (Cub Run, Frog Branch and Flatlick Stream Valley Parks and Sully Historic Site) are primarily based on natural and cultural resources and provide little active recreation opportunities. These parks, therefore, will meet only a portion of the demand for park facilities generated by residential development in the area. In addition to parkland, the recreational facilities in greatest need in this area include rectangle fields, adult baseball and softball fields, basketball courts and playgrounds as well as neighborhood dog parks, skate parks and trails.

Recreational Impact:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The applicant requests a waiver of the open space requirement, stating that there is more than sufficient open space within the overall Rockland Village development. As open space is a vital component to the quality of a development, the Park Authority recommends that an open space calculation be provided reflecting the availability of open space within the overall development if the application area is to be formally incorporated into the Rockland Village community.

The minimum expenditure for park and recreational facilities within these districts is set at \$1,600 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Comprehensive Plan guidance for the Dulles Suburban Center and the PDH Zoning District requirements stress the importance of the provision of recreational facilities for residents on-site. The development plan does not indicate the provision of any recreational facilities on-site. The Statement of Justification references facilities available within the larger Rockland Village community. In lieu of providing recreational facilities within the current application area, the applicant may elect to construct recreational facility improvements off site; however, per Section 6-110, Paragraph 2B of the Zoning Ordinance, this must be approved by the Board of Supervisors. With 4 non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$6,400. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

As the application property is envisioned to be included as part of the overall Rockland Village development, commitment should be provided to assure that residents of the future development will be permitted access to the existing community recreational facilities. Existing facilities should be supplemented or upgraded to compensate for the additional demand.

The \$1,600 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$7,144 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

**SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

<b>Proposed Units</b>	<b>P-District Onsite Expenditure</b>	<b>Requested Park Proffer Amount</b>	<b>Total</b>
Single-family detached units	\$6,400	\$7,144	\$13,544

In addition, the analysis identified the following major issues:

- Provide open space tabulation reflective of the overall Rockland Village development.
- Provide assurance that future residents will be allowed access to recreational facilities with Rockland Village, if application is to be incorporated into overall development.
- Provide commitment to supplement or upgrade existing recreational facilities in Rockland Village, if application is to be incorporated into overall development.

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: Bob Katai

Copy: Cindy Walsh, Director, Resource Management Division  
Chron Binder  
File Copy



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** December 15, 2010

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. RZ/FDP2010-SU-015  
Tax Map No. 044-2/02/ /0007

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

1. The application property is located in the Flatlick (T-2) watershed. It would be sewered into the Upper Occoquan Sanitation Authority (UOSA).
2. Based upon current and committed flow, there is excess capacity in the UOSA. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8" inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use <u>+Application</u>		Existing Use <u>+ Application</u> <u>Previous Rezonings</u>		Existing Use <u>+ Application</u> <u>+ Comp Plan</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 or comments:





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

January 6, 2011

RECEIVED  
Department of Planning & Zoning

JAN 11 2011

Zoning Evaluation Division

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

Re: RZ 2010-SU-015  
FDP 2010-SU-015  
Rockland Village Lot 7  
Tax Map: 44-2

Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 4-inch water main located in Bell Ridge Court. See the enclosed water system map and the Generalized Development Plan for comments.
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.

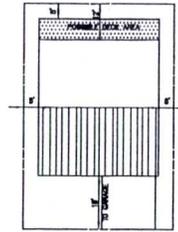
Sincerely,

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

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

Enclosures

cc: Paul Johnson, Charles P. Johnson Associates  
Laurie Greenlief, McGuire Woods, LLP



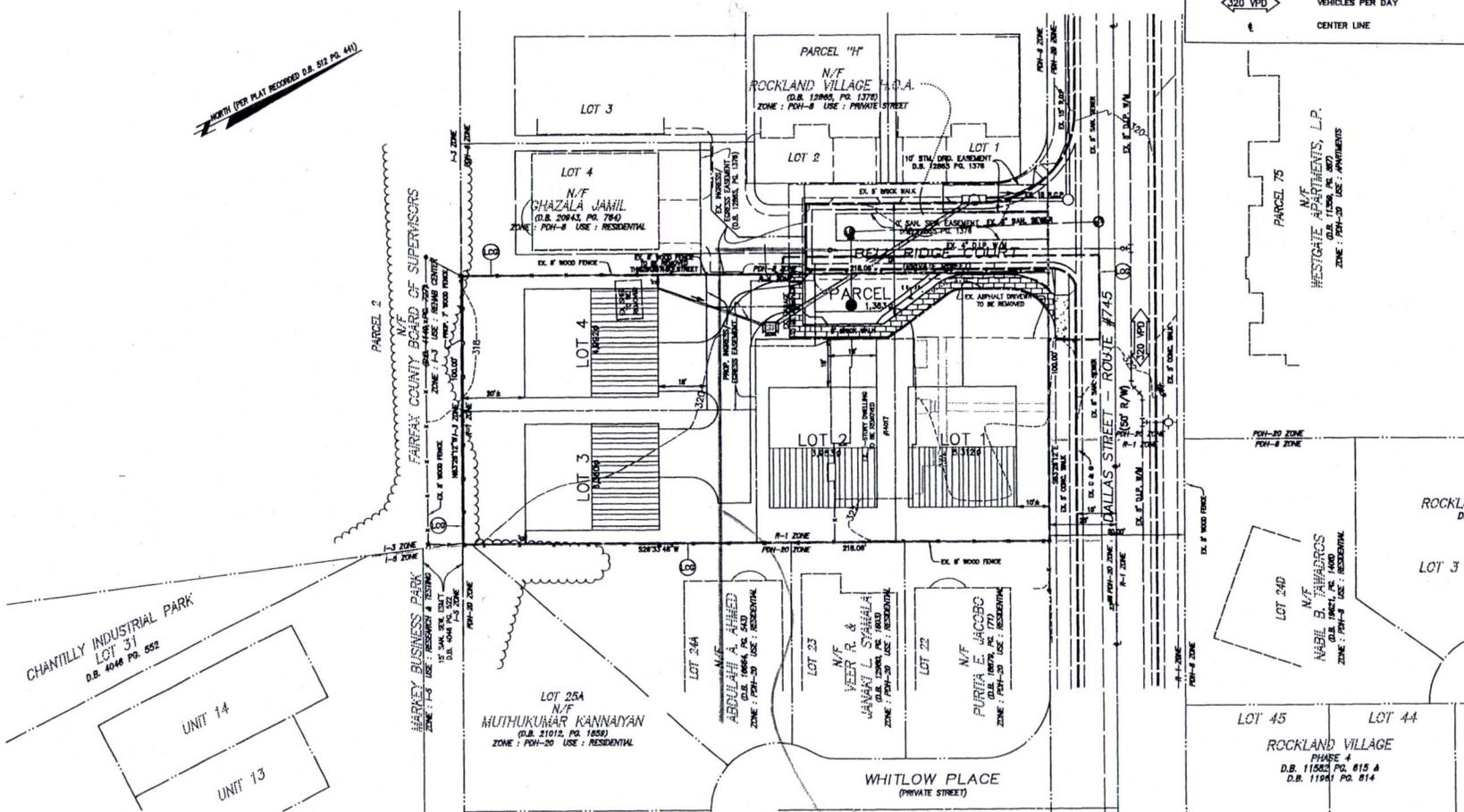
TYPICAL LOT LAYOUT  
(MINIMUM SETBACKS)

PERIMETER/AREA < 35

LOT #	LOT PERIMETER	LOT AREA	SHAPE FACTOR
1	285	8132	16
2	258	3803	17
3	432	6380	29
4	355	4892	25

**LEGEND**

- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EX. ZONING BOUNDARY
- VEHICLES PER DAY
- CENTER LINE



CONCEPTUAL / FINAL DEVELOPMENT PLAN  
**ROCKLAND VILLAGE**  
LOT 7  
SULLY DISTRICT



CPI  
Charles P. Johnson & Associates, Inc.  
PLANNING ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
300 FORD AVE. SUITE 201 FORTAL, MINN. 55120 (763) 636-7250



DATE	BY	APP'D	SCALE
OCT. 2010			
SHEET 3 OF 6			
PRJ NO: 04-85			
TYPE: CDP/TDP			



15/8

15/8

DOLLES BUSINESS PARK

SULLY PLACE

SULLY PLAZA

SULLY PLACE

CHANTILLY INDUSTRIAL PARK

BROOKLEIGH SEC. 2

FLATLICK S.V. PARK

WALKER ROAD SUBDIVISION SEC. 1

BROOKSIDE

BROOKFIELD BLEK. SCHOOL

WALKER ROAD SUBDIVISION SEC. 2

FROG BRANCH S.V.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** December 7, 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 and Final Development Plan Application RZ/FDP 2010-SU-015

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 #415, Chantilly
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.



## 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		