



APPLICATION ACCEPTED: December 16, 2010
PLANNING COMMISSION: June 16, 2011
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

June 2, 2011

STAFF REPORT

APPLICATION RZ/FDP 2010-LE-018

LEE DISTRICT

APPLICANT(S): WV/B Palisades Development, LLC

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-4

PARCEL(S): 91-3 ((1)) 73

ACREAGE: 3.95 acres

DENSITY: 2.53 du/ac

OPEN SPACE: 25%

PLAN MAP: Residential, 3-4 du/ac

PROPOSAL: The applicant seeks to rezone 3.95 acres from R-1 to PDH-4 to permit 10 single-family detached residences at a density of 2.53 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2010-LE-018, and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2010-LE-018, subject to the Board of Supervisors approval of RZ 2010-LE-018 and associated Conceptual Development Plan.

St. Clair Williams

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



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.

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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-LE-018

Applicant: WV/B PALISADES DEVELOPMENT LLC
Accepted: 12/16/2010
Proposed: RESIDENTIAL
Area: 3.95 AC OF LAND; DISTRICT - LEE

Located: EAST SIDE OF HAYFIELD ROAD
APPROXIMATELY 600 FEET NORTH OF ITS
INTERSECTION WITH KINGSTOWNE VILLAGE PARKWAY

Zoning: FROM R- 1 TO PDH- 4

Map Ref Num: 091-3- /01/ /0073

Final Development Plan

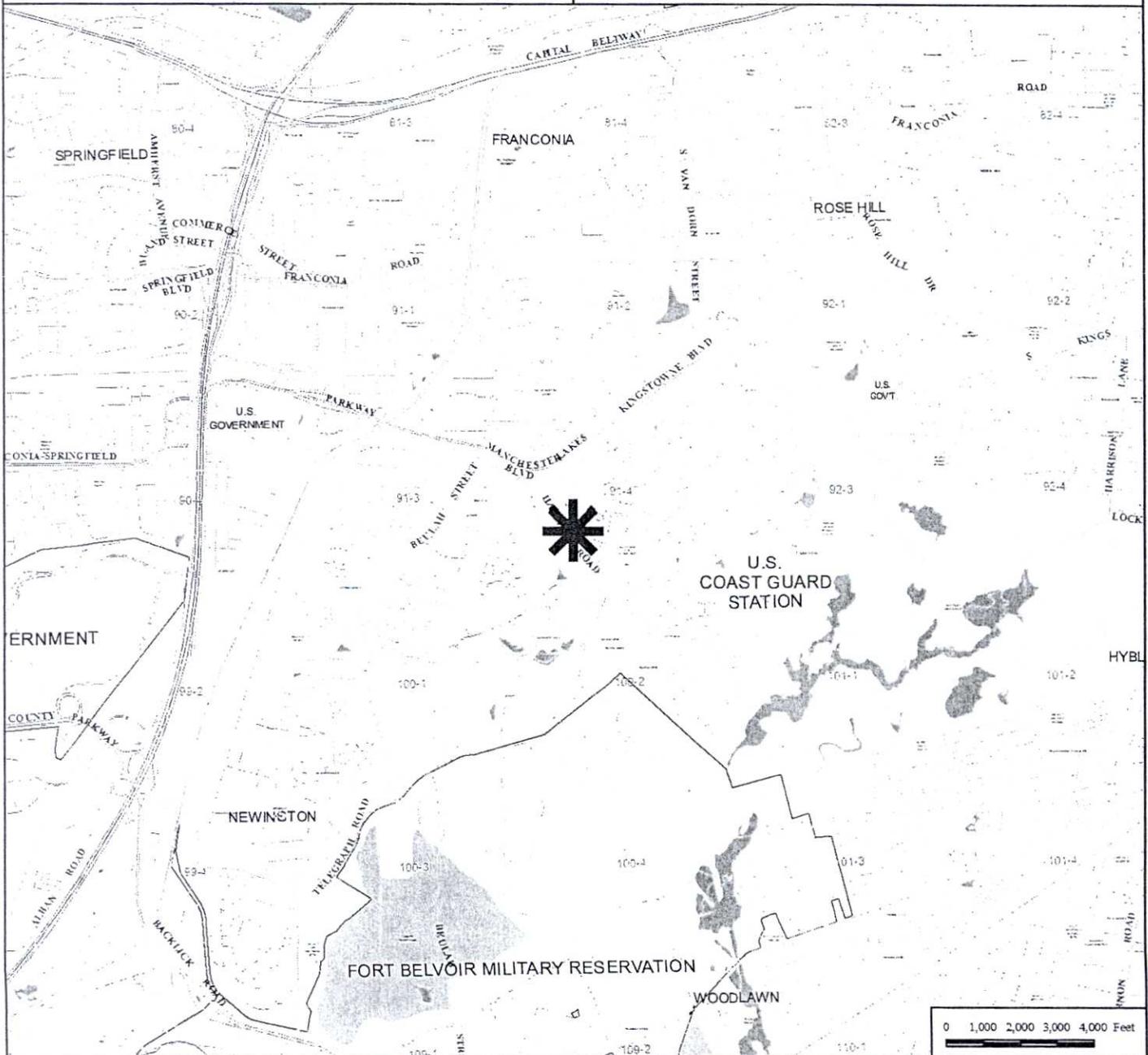
FDP 2010-LE-018

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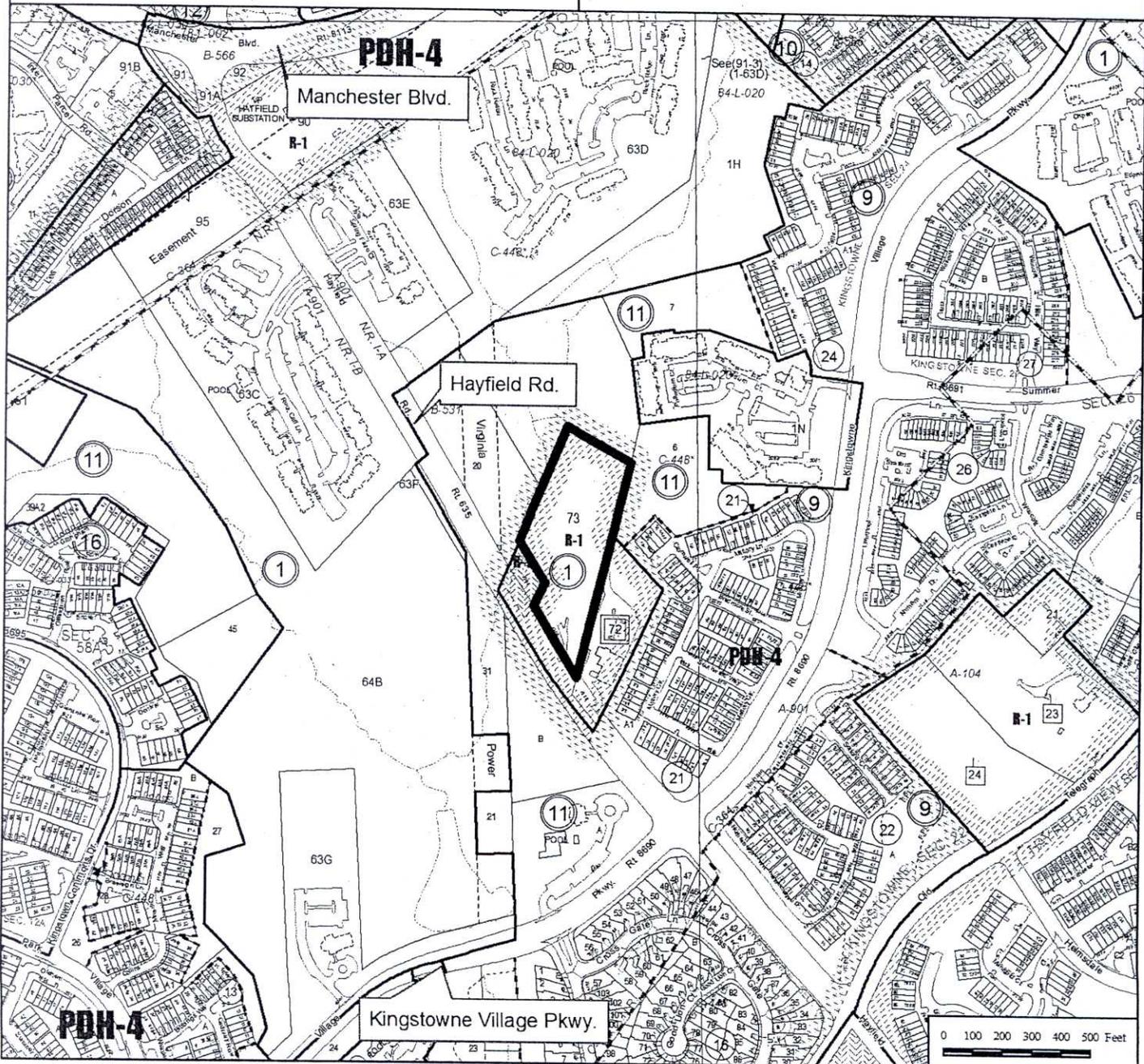
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Map Ref Num: 091-3- /01/ /0073



7309 HAYFIELD ROAD

LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA CONCEPTUAL/FINAL DEVELOPMENT PLAN

COVER SHEET

7309 HAYFIELD ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: 1 OF 10

WALTER L. PHILLIPS INCORPORATED
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 835-0185 Fax (703) 553-1301
 www.WLPinc.com

Engineers • Surveyors • Planners
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 ESTABLISHED 1945

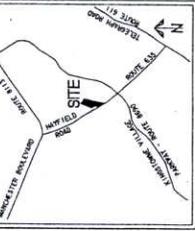


NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

SHEET INDEX

- COVER SHEET
- EXISTING PLAN AND EXISTING VEGETATION MAP
- CONCEPTUAL/FINAL DEVELOPMENT PLAN
- CONCEPTUAL/FINAL DEVELOPMENT PLAN SUPPLEMENTAL INFORMATION
- RELATION TESTING INFORMATION (FOR INFORMATION ONLY)
- CONCEPTUAL LANDSCAPE AND TREE PRESERVATION PLAN
- CONCEPTUAL LANDSCAPE ENLARGEMENTS
- CONCEPTUAL LANDSCAPE NOTES AND TABULATIONS
- TREE INVENTORY
- TREE INVENTORY
- PRELIMINARY STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES/OUTFALL ANALYSIS
- ZONING PLAN

VICINITY MAP



SOILS MAP



SOILS DATA TABLE

SOIL ID NUMBER	SERIES NAME	FOUNDATION SUPPORT	PERMEABILITY	SLOPE STABILITY	ERODIBILITY	SEITCHEN REPORT	PROBLEM CLASSES
M1	MARSHAL ALLUVIAL	POOR	POOR	GOOD	LOW	YES	A
M2	MARSHAL FAIR	FAIR	MARGINAL	GOOD	LOW	YES	B
M3	MARSHAL POOR	POOR	MARGINAL	POOR	MODERATE	YES	A
M4	MARSHAL POOR	POOR	MARGINAL	POOR	MODERATE	YES	A

SOIL INFORMATION WAS TAKEN FROM FAIRFAX COUNTY SOILS MAP.

ZONING TABULATION

EXISTING ZONE	R-1, RESIDENTIAL DISTRICT, 1 DU/AC	REQUIRED	ENHANCED
PROPOSED ZONE:	PRI-4, PLANNED DEVELOPMENT HOUSING DISTRICT, 4 DWELLING UNITS PER ACRE	2.0 AC	3.95 AC
TOTAL SITE AREA:	171,179 SF OR 3.94 AC	NO REQUIREMENT	44,140 SF OR 10.095 AC
MIN DISTRICT SIZE	NO REQUIREMENT	NO REQUIREMENT	445 FT
MIN LOT AREA	NO REQUIREMENT	NO REQUIREMENT	MAX 38 FT
MIN LOT WIDTH	NO REQUIREMENT	NO REQUIREMENT	18 FT (HIDDEN)
MIN BLD HT	NO REQUIREMENT	NO REQUIREMENT	45 FT (HIDDEN)
MIN YARD REQUIREMENTS	NO REQUIREMENT	NO REQUIREMENT	433.00/AC
FRONT YARD	NO REQUIREMENT	NO REQUIREMENT	235K
REAR	NO REQUIREMENT	NO REQUIREMENT	
MAX FAR	4 DU/AC	20K	
OPEN SPACE			

PARKING AND LOADING TABULATION

REQUIRED PARKING
 USE: DWELLING SINGLE FAMILY DETACHED (FRONTING PRIVATE STREET)
 RATE: THREE (3) SPACES PER UNIT
 10 UNITS = 30 SPACES

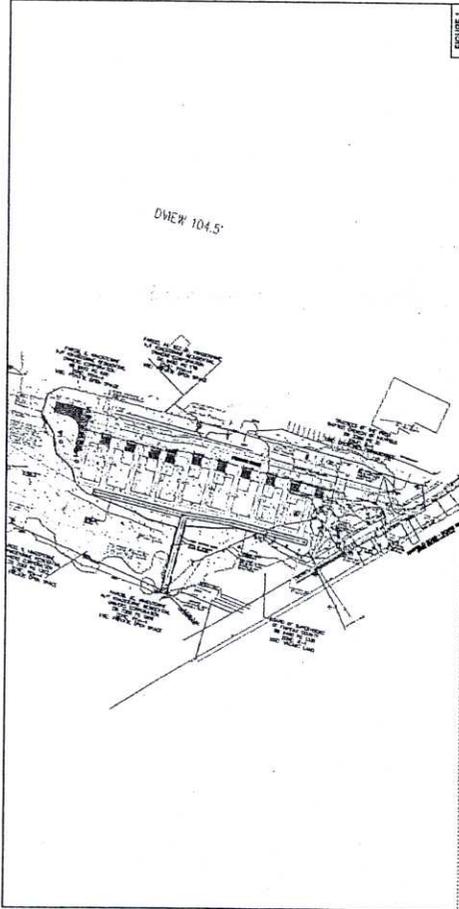
ENHANCED PARKING
 10 UNITS WITH 2 GARAGE SPACES = 30 SPACES
 10 UNITS WITH 2 DRIVEWAY SPACES = 20 SPACES
 10 VISITOR SPACES = 10 SPACES
 PARKING PROVIDED = 50 PARKING SPACES (AS REQUIRED)

NOTE: PER ZONING ORDINANCE SECTION 11-204.10 NO LOADING IS REQUIRED FOR SINGLE FAMILY DETACHED RESIDENTIAL.

NOTES

- OWNER: STEVEN A. BLUMH, 1350 CAVANAUH DRIVE, ROCKWELL, VA 20850
- THE PROPERTY SHOWN ON THIS PLAN IS SHOWN ON THE FAIRFAX COUNTY ZONING MAP AS BEING ZONED R-1, RESIDENTIAL DISTRICT. THE PROPERTY IS APPROXIMATELY 171,179 SQUARE FEET OR 3.94 ACRES.
- THE SITE IS CURRENTLY ZONED R-1, RESIDENTIAL DISTRICT. THIS ZONING APPLICATION REQUESTS THE SITE BE REZONED TO PRI-4, PLANNED DEVELOPMENT HOUSING DISTRICT, FOR (4) DWELLING UNITS PER ACRE.
- THE ZONING ORDINANCE, PLANNING WILL BE PROVIDED BY A COMBINATION OF PROPOSED GARAGE, DRIVEWAY, AND SURFACE SPACES.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN AND AERIAL SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.
- THE PROPOSED DEVELOPMENT IS LOCATED ADJACENT TO AN EXISTING CHURCH PROPERTY (1207 PARK AVENUE). THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH SURROUNDING LAND USE AND WILL NOT POSE ANY ADVERSE IMPACTS TO ADJACENT OR NEIGHBORING PROPERTIES.
- IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COMPLETION OF THE SITE PLAN.
- THE AMOUNT OF IMPROVEMENTS AS SHOWN ON THE DEVELOPMENT PLAN SHALL INCLUDE A MINIMUM OF:
 - 2 DRIVEWAYS
 - 1 CEILING PLASTER
- THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED WITHIN THE EXISTING WATER SERVICE LINES AND WATER IMPROVEMENTS WILL BE CONSTRUCTED WITH THE PROJECT.
- THERE IS A RESOURCE PROTECTION AREA (RELEASED ON A PORTION OF THE PROPERTY. A SITE-SPECIFIC RPA DELINEATION HAS BEEN PERFORMED AND THE RESULTS ARE SHOWN ON THIS PLAN.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, SHOWS THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A FLOOD HAZARD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
- 25 FEET OR MORE ON THE PROPERTY.
- THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION.
- THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE FAIRFAX COUNTY ZONING ORDINANCES, EXCEPT AS NOTED.
- ALL EXISTING STRUCTURES ON-SITE ARE TO BE REMOVED.
- THIS PLAN IS CONCEPTUAL AND IS RETURNED TO BE USED IN CONNECTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND IT IS NOT TO BE USED FOR ANY ENGINEERING PURPOSES. THE FINAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL CONSTRUCTION DRAWINGS AS PART OF THE FINAL LAND USE APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
- EACH LOT SHALL BE A MINIMUM OF 200 SQUARE FEET DESIGNATED AS A PRIVACY YARD ON EACH LOT.
- ALL COMMON AREAS SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR ITS MAINTENANCE.
- ALL RETAINING WALLS SHALL HAVE A MAXIMUM HEIGHT OF 3'-FEET.

BORING LOCATION MAP



<p>GEO-TECHNOLOGY ASSOCIATES, INC. Geotechnical and Environmental Consultants 1501 Crowsong Drive Arlington, Maryland 20830 Tel: (301) 251-1100 Fax: (301) 251-1101</p>	<p>FIGURE 1</p> <p>Site Property Boring Location Plan Fairfax County, Virginia</p>	<p>DATE: April 2011</p> <p>SCALE: 1" = 100'</p>
	<p>REVIEWED BY: ART</p> <p>PROJECT NO: 100663.V</p>	

LEGEND:
 ● - PREVIOUS TEST BORING LOCATION
 ⊕ - PROPOSED TEST BORING LOCATION

INFILTRATION REPORT SUMMARY

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 1501 Crowsong Drive
 Arlington, Maryland 20830
 A Practicing ASCE Member Firm

April 8, 2011

Palmetto Development, LLC
 1501 Crowsong Drive
 Arlington, Maryland 20830
 Attn: Mr. Steven Bushwin
 Re: Summary Letter - Infiltration
 Risk Property
 Fairfax County, Virginia

Client/Project:

In accordance with your request, Geo-Technology Associates, Incorporated (GTA) has performed field infiltration tests at two infiltration facilities at the site. Four borings, two at each location, were drilled at the facility locations to depths of 15 feet from existing grade on October 26, 2010. Rock or gravel was not encountered in any of the borings with the exception of one boring. Water was encountered at a depth of 12 feet from existing grade during drilling. Four-inch diameter auger was set to depths of 8 feet from existing grade at each location with 2-inch sand at the bottom. Each location was pre-soaked for 24 hours in accordance with "Testing Guidelines for Infiltration Facilities, Fairfax County, Virginia" dated March 2007. Revised June 2010. The test locations are shown on the attached figure.

Field tests were performed at each location on October 27, 2010 for a period of 4-hours with readings taken every hour. The test indicate infiltration rates ranging from 2.5 in/hr. to 5.9 in/hr. The boring locations were surveyed by Walter L. Phillips (WLP), the civil engineer, and elevation provided at each location.

In addition, 2 borings have been added by WLP at a third infiltration facility location. The borings will be drilled next week and field infiltration test performed after 24-hour pre-soak at each location. The test results will be provided to you as soon as they are available. If you have any questions, please contact the office at (301) 251-1100. The office is located at 1501 Crowsong Drive, Arlington, MD 20830.

Summary Letter - Infiltration
 April 2011

Risk Property
 100663.V

Thank you for the opportunity to be of assistance on this project. Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,
 GEO-TECHNOLOGY ASSOCIATES, INC.
 Steven Bushwin, P.E.
 Vice President

Cc: Mr. Charles Dunslop, L.S., Walter L. Phillips
 1501 Crowsong Drive, Arlington, MD 20830
 Job No. 100663

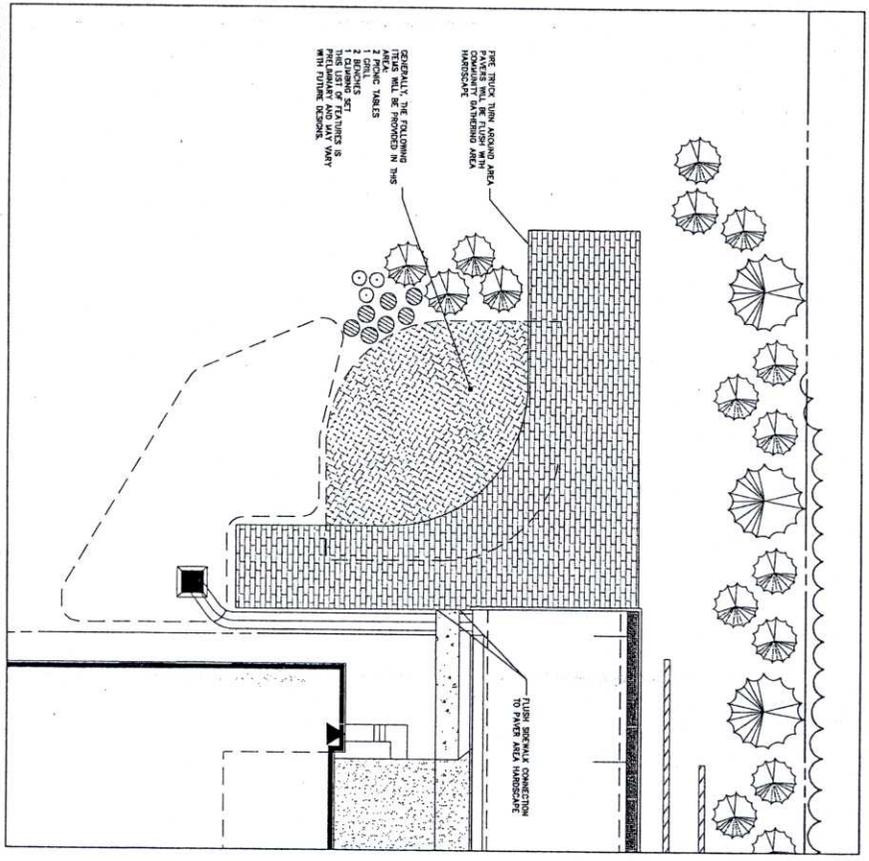
FOR INFORMATION ONLY

WALTER L. PHILLIPS
 ENGINEERS - SURVEYORS - PLANNERS
 LANDSCAPE ARCHITECTS - ADDRESS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 465-1818 Fax (703) 553-1301
 WWW.WLPHILLIPS.COM

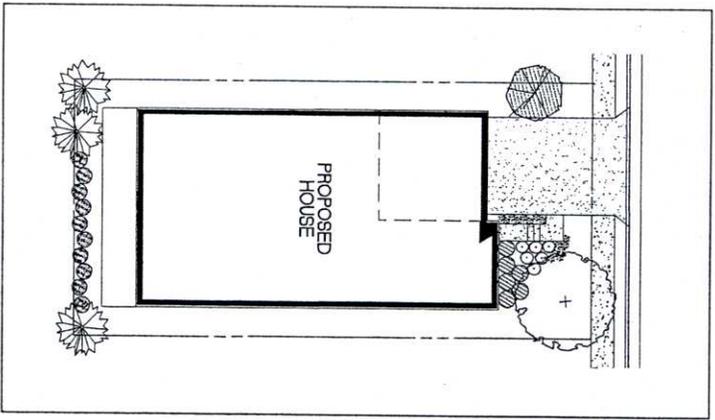
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

7309 HAYFIELD ROAD
 LEED DISTRICT
 FAIRFAX COUNTY, VIRGINIA

COMMUNITY GATHERING AREA CONCEPTUAL DETAIL
SCALE: 1"=10'



SCHEMATIC LOT LANDSCAPE CONCEPT
SCALE: 1"=10'



LEGEND

- PROPOSED CATEGORY IV TREES (AS PROPOSED)
(EXAMPLES: QUERCUS PHAEOLUS, ACER RUBRUM,
TILIA AMERICANA)
- PROPOSED CATEGORY I-3 EXPOSED TREES (AS PROPOSED)
5. FT. (COMMON) CROWN - AVG. 2.5 FT. PER TREE
SPECIES TO BE DETERMINED BY THE SR. TREE PLAN
- PROPOSED SHRUBS

NOTES:

- 1) CONCEPTUAL LANDSCAPE PLANS ON THIS SHEET ARE SCHEDULED IN NATURE AND ARE SUBJECT TO CHANGE.
- 2) CONCEPTUAL PLANS FOR COMMUNITY GATHERING AREA ARE SCHEDULED IN NATURE AND SUBJECT TO REVISION WITH FUTURE PLAN.

CONCEPTUAL LANDSCAPE ENLARGEMENTS

7309 HAYFIELD ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: AS NOTED DATE: 05/27/11 REV. 102616L 03/4/11 048611 DRAWN BY

TREE INVENTORY

Tree #	Common Name	DBH (in)	Height (ft)	Condition	Health	Location	Notes
151	Unidentified Sapling	22"	75'	65%	X		
152	Unidentified Sapling	15"	75'	40%	X		
153	Unidentified Sapling	19"	75'	60%	X		
154	Liquidambar styraciflua	6"	75'	70%	X		
155	Unidentified Sapling	42"	75'	70%	X		
156	Unidentified Sapling	17"	75'	50%	X		
157	Unidentified Sapling	13"	60%	40%	X		
158	Acer rubrum	39"	59'	75%	40%	X	
159	Unidentified Sapling	12"	75'	40%	X		
160	Unidentified Sapling	11"	60%	65%	X		
161	Acer rubrum	11"	65%	80%	X		
162	Fagus grandifolia	19"	19'	85%	70%	X	
163	Quercus alba	9"	9'	85%	65%	X	
164	Fagus grandifolia	0"	0'	0%	0%	X	
165	Carya glabra	10"	10'	85%	65%	X	
166	Unidentified Sapling	10"	10'	75%	55%	X	
167	Unidentified Sapling	25"	25'	75%	50%	X	
168	Unidentified Sapling	11"	0'	0%	0%	X	
169	Fagus grandifolia	17"	13'	80%	65%	X	
170	Acer rubrum	3"	3'	80%	60%	X	
171	Acer rubrum	13"	13'	80%	50%	X	
172	Acer rubrum	10"	10'	80%	75%	X	
173	Acer rubrum	15"	15'	80%	60%	X	
174	Acer rubrum	7"	6'	80%	45%	X	
175	Acer rubrum	10"	10'	80%	45%	X	
176	Acer rubrum	18"	12'	80%	60%	X	
177	Acer rubrum	17"	17'	80%	60%	X	
178	Unidentified Sapling	42"	63'	75%	60%	X	
179	Fagus grandifolia	22"	22'	85%	70%	X	
180	Quercus alba	16"	16'	80%	60%	X	
181	Unidentified Sapling	0"	0'	0%	0%	X	
182	Unidentified Sapling	0"	0'	0%	0%	X	
183	Unidentified Sapling	0"	0'	0%	0%	X	
184	Unidentified Sapling	0"	0'	0%	0%	X	
185	Unidentified Sapling	0"	0'	0%	0%	X	
186	Unidentified Sapling	0"	0'	0%	0%	X	
187	Unidentified Sapling	0"	0'	0%	0%	X	
188	Unidentified Sapling	0"	0'	0%	0%	X	
189	Unidentified Sapling	0"	0'	0%	0%	X	
190	Unidentified Sapling	0"	0'	0%	0%	X	
191	Unidentified Sapling	0"	0'	0%	0%	X	
192	Unidentified Sapling	0"	0'	0%	0%	X	
193	Unidentified Sapling	0"	0'	0%	0%	X	
194	Unidentified Sapling	0"	0'	0%	0%	X	
195	Unidentified Sapling	0"	0'	0%	0%	X	
196	Unidentified Sapling	0"	0'	0%	0%	X	
197	Unidentified Sapling	0"	0'	0%	0%	X	
198	Unidentified Sapling	0"	0'	0%	0%	X	
199	Unidentified Sapling	0"	0'	0%	0%	X	
200	Unidentified Sapling	0"	0'	0%	0%	X	

Tree #	Common Name	DBH (in)	Height (ft)	Condition	Health	Location	Notes
2	Acer rubrum	0"	0'	60%	75%	X	
3	Acer rubrum	25"	25'	60%	65%	X	
12	Prunus serotina	15"	15'	70%	40%	X	
13	Ilex opaca	11"	70%	60%	X		
14	Quercus alba	12"	12'	70%	45%	X	
15	Unidentified Sapling	0"	0'	0%	0%	X	
16	Acer rubrum	27"	27'	70%	60%	X	
17	Prunus serotina	22"	22'	60%	65%	X	
18	Acer rubrum	20"	20'	60%	65%	X	
19	Acer rubrum	0"	0'	75%	70%	X	
20	Acer rubrum	0"	0'	75%	70%	X	
21	Unidentified Sapling	0"	0'	75%	60%	X	
22	Unidentified Sapling	0"	0'	75%	60%	X	
23	Unidentified Sapling	0"	0'	75%	60%	X	
24	Unidentified Sapling	0"	0'	75%	60%	X	
25	Acer rubrum	21"	21'	60%	75%	X	
26	Unidentified Sapling	12"	12'	80%	50%	X	
27	Unidentified Sapling	0"	0'	55%	70%	X	
28	Unidentified Sapling	13"	13'	65%	25%	X	
29	Unidentified Sapling	16"	16'	55%	55%	X	
30	Unidentified Sapling	17"	17'	60%	40%	X	
31	Unidentified Sapling	12"	12'	60%	65%	X	
32	Unidentified Sapling	7"	7'	70%	50%	X	
33	Unidentified Sapling	0"	0'	45%	70%	X	
34	Unidentified Sapling	0"	0'	0%	0%	X	
35	Unidentified Sapling	0"	0'	0%	0%	X	
36	Unidentified Sapling	0"	0'	0%	0%	X	
37	Unidentified Sapling	0"	0'	55%	70%	X	
38	Unidentified Sapling	13"	13'	65%	25%	X	
39	Unidentified Sapling	16"	16'	55%	55%	X	
40	Unidentified Sapling	17"	17'	60%	40%	X	
41	Unidentified Sapling	12"	12'	60%	65%	X	
42	Unidentified Sapling	7"	7'	70%	50%	X	
43	Unidentified Sapling	0"	0'	45%	70%	X	
44	Unidentified Sapling	0"	0'	0%	0%	X	
45	Unidentified Sapling	0"	0'	0%	0%	X	
46	Unidentified Sapling	0"	0'	0%	0%	X	
47	Unidentified Sapling	0"	0'	0%	0%	X	
48	Unidentified Sapling	0"	0'	0%	0%	X	
49	Unidentified Sapling	0"	0'	0%	0%	X	
50	Unidentified Sapling	0"	0'	0%	0%	X	
51	Unidentified Sapling	0"	0'	0%	0%	X	
52	Unidentified Sapling	0"	0'	0%	0%	X	
53	Unidentified Sapling	0"	0'	0%	0%	X	
54	Unidentified Sapling	0"	0'	0%	0%	X	
55	Unidentified Sapling	0"	0'	0%	0%	X	
56	Unidentified Sapling	0"	0'	0%	0%	X	
57	Unidentified Sapling	0"	0'	0%	0%	X	
58	Unidentified Sapling	0"	0'	0%	0%	X	
59	Unidentified Sapling	0"	0'	0%	0%	X	
60	Unidentified Sapling	0"	0'	0%	0%	X	
61	Unidentified Sapling	0"	0'	0%	0%	X	
62	Unidentified Sapling	0"	0'	0%	0%	X	
63	Unidentified Sapling	0"	0'	0%	0%	X	
64	Unidentified Sapling	0"	0'	0%	0%	X	
65	Unidentified Sapling	0"	0'	0%	0%	X	
66	Unidentified Sapling	0"	0'	0%	0%	X	
67	Unidentified Sapling	0"	0'	0%	0%	X	
68	Unidentified Sapling	0"	0'	0%	0%	X	
69	Unidentified Sapling	0"	0'	0%	0%	X	
70	Unidentified Sapling	0"	0'	0%	0%	X	
71	Unidentified Sapling	0"	0'	0%	0%	X	
72	Unidentified Sapling	0"	0'	0%	0%	X	
73	Unidentified Sapling	0"	0'	0%	0%	X	
74	Unidentified Sapling	0"	0'	0%	0%	X	
75	Unidentified Sapling	0"	0'	0%	0%	X	
76	Unidentified Sapling	0"	0'	0%	0%	X	
77	Unidentified Sapling	0"	0'	0%	0%	X	
78	Unidentified Sapling	0"	0'	0%	0%	X	
79	Unidentified Sapling	0"	0'	0%	0%	X	
80	Unidentified Sapling	0"	0'	0%	0%	X	
81	Unidentified Sapling	0"	0'	0%	0%	X	
82	Unidentified Sapling	0"	0'	0%	0%	X	
83	Unidentified Sapling	0"	0'	0%	0%	X	
84	Unidentified Sapling	0"	0'	0%	0%	X	
85	Unidentified Sapling	0"	0'	0%	0%	X	
86	Unidentified Sapling	0"	0'	0%	0%	X	
87	Unidentified Sapling	0"	0'	0%	0%	X	
88	Unidentified Sapling	0"	0'	0%	0%	X	
89	Unidentified Sapling	0"	0'	0%	0%	X	
90	Unidentified Sapling	0"	0'	0%	0%	X	
91	Unidentified Sapling	0"	0'	0%	0%	X	
92	Unidentified Sapling	0"	0'	0%	0%	X	
93	Unidentified Sapling	0"	0'	0%	0%	X	
94	Unidentified Sapling	0"	0'	0%	0%	X	
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109	Unidentified Sapling	0"	0'	0%	0%	X	
110	Unidentified Sapling	0"	0'	0%	0%	X	
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124	Unidentified Sapling	0"	0'	0%	0%	X	
125	Unidentified Sapling	0"	0'	0%	0%	X	
126	Unidentified Sapling	0"	0'	0%	0%	X	
127	Unidentified Sapling	0"	0'	0%	0%	X	
128	Unidentified Sapling	0"	0'	0%	0%	X	
129	Unidentified Sapling	0"	0'	0%	0%	X	
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131	Unidentified Sapling	0"	0'	0%	0%	X	
132	Unidentified Sapling	0"	0'	0%	0%	X	
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134	Unidentified Sapling	0"	0'	0%	0%	X	
135	Unidentified Sapling	0"	0'	0%	0%	X	
136	Unidentified Sapling	0"	0'	0%	0%	X	
137	Unidentified Sapling	0"	0'	0%	0%	X	
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140	Unidentified Sapling	0"	0'	0%	0%	X	
141	Unidentified Sapling	0"	0'	0%	0%	X	
142	Unidentified Sapling	0"	0'	0%	0%	X	
143	Unidentified Sapling	0"	0'				

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

DESCRIPTION OF THE APPLICATION

The applicant, Palisades Development, LLC, has filed rezoning application RZ/FDP 2010-LE-018 on Tax Map Parcel 91-3 ((1)) 73 to rezone a 3.95 acre site from the R-1 District to the PDH-4 District to permit the development of ten new single-family detached residences. The subject site currently contains one single-family detached dwelling constructed in 1930. The western portion of the site contains a Resource Protection Area (RPA). The proposed density under this rezoning application is 2.53 du/ac with approximately 25% open space provided.

LOCATION AND CHARACTER

The subject site is located on the north side of Hayfield Road, west of the intersection of Hayfield Road and Kingstowne Village Parkway. The site is currently developed with a 2-story single-family detached dwelling, a shed, and the associated driveway. The site is bounded to the north, west and south by private open space owned by the Kingstowne Residential Owners Corporation (KROC), zoned PDH-4. The site is bounded to the east by the First Baptist Church of Hayfield, which is zoned R-1.

The 3.95 acre subject property is located within the Dogue Creek Watershed. An unnamed tributary of Dogue Creek traverses in a north south direction just west of the subject property and the site is encumbered by a Resource Protection Area (RPA), an Environmental Quality Corridor (EQC), and 100-year floodplain in the western portion of the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Private Open Space (Kingstowne Residential Owners Corp/ KROC)	PDH-4	Residential; 3-4 du/ac
South	Private Open Space (KROC)	PDH-4	Residential; 3-4 du/ac
East	Place of Worship (Trustees of First Baptist Church of Hayfield)	R-1	Residential; 3-4 du/ac
West	Private Open Space (KROC) Vacant Land (Board of Supervisors)	PDH-4 R-1	Residential; 3-4 du/ac

BACKGROUND

On October 29, 1996, the Board of Zoning Appeals approved VC 96-L-110, filed on Tax Map 91-3 ((1)) 73 to permit the subdivision of one lot into three lots, with proposed lot 2 having a lot width of 213.35 ft., and proposed lot 3 having a lot width of 21.24 ft. This variance application VC 96-L-110 expired on January 6, 2001.

COMPREHENSIVE PLAN PROVISIONS

- Plan Area:** IV
- Planning District:** Rose Hill Planning District
- Planning Sector:** RH4, Lehigh Community Planning Sector
- Plan Map:** Residential, 3-4 du/ac
- Plan Text:**

On pages 60 - 63 of the Fairfax County Comprehensive Plan, 2011 Edition, Rose Hill Planning District, Amended through 3-9-2010, RH4 Lehigh Community Planning Sector, the Plan states:

The Concept for Future Development recommends that most of the Lehigh Community Planning Sector develop as Suburban Neighborhoods. The Kingstowne Town Center, including the Village Center shopping center, is recommended as a Community Business Center (CBC). The approved plans for this mixed-use center include a large office component and an industrial area, which distinguishes the Kingstowne core from the generalized characteristics for other CBCs in the County

RECOMMENDATIONS

Recommendations for the RH4 sector begin with general recommendations that apply to both the Kingstowne and Manchester Lakes areas. This is followed by specific recommendations for Kingstowne, recommendations for Manchester Lakes, and recommendations for the remainder of the RH4 sector.

General Kingstowne/Manchester Lakes Policies*Land Use*

1. *Promote a balanced, planned development community that will serve as a showcase community and future focal point of the County.*
2. *Plan residential densities within Kingstowne to a maximum overall average of 3-4 dwelling units per acre with bonuses, as appropriate. A balanced mix of housing types is encouraged in order to promote diversity and avoid the excessive development of any one dwelling unit type. A broad range of affordable dwelling units that meet the needs of all ages, family sizes and income levels should be provided. At any given time, the level of residential or commercial development should be related to the densities and character of adjoining properties, as well as transportation and environmental constraints, while recognizing the objective of achieving a planned mixed-use commercial/community activity center. Kingstowne should be developed as a unified element with additional parcel consolidation provided where appropriate.*
3. *Compatible land use and streetscape design should occur throughout the development, especially where Manchester Lakes meets Kingstowne.*
4. *Encourage a planned development with a mixed-use commercial/community activity center as its focal point. The center should operate much like a downtown area, with the residential, retail and office uses all easily accessible by public transit, by foot or bicycle, as well as by automobile. The center should include residential densities sufficient to support a major core area in conjunction with recreational and leisure activities, commercial retail, office, service uses and compatible high-quality industrial uses, such as high technology. This core, or town center, should be located at the South Van Dorn Street/Kingstowne Boulevard junction.*
5. *Protect stable adjoining neighborhoods through the use of compatible densities, type, design and/or natural features (e.g., trees, topography) which effectively screen or buffer incompatible or adverse uses.*
6. *Encourage neighborhood areas that exhibit a distinct character with clearly defined boundaries and setbacks so as to provide a unique sense of identity. Clustering of residential neighborhoods should be planned in order to accomplish this objective, as well as promote usable open spaces within a reasonable walking distance.*

7. *Promote an identifying theme for the entire planned development center to foster a sense of place including superior urban design features which should be a prerequisite to develop above the low end of the planned density range. Through the application of these design features, the relationship of all land uses within the planned community should exhibit an order, coherent arrangement of uses, identity and aesthetic/sensory appeal.*
8. *Ensure that the necessary public facilities are in place prior to the completion of residential or commercial development. Public parkland dedication and parkland facilities should be provided in accordance with requirements and standards set by the County Park Authority.*
9. *Any phased development techniques, if used, should plan the arrangement and relationship of uses, buildings, streets and other permanent elements so as not to preclude future alternative development considerations to achieve an overall coherent design.*

Policies for the Kingstowne South Village

27. *More intensive development should be oriented to Hayfield Road. Lower density development near the Piney Run stream valley would help to minimize the impacts of erosion and sedimentation and would help to alleviate post-development nonpoint water pollution. Other methods to control erosion and sedimentation and water or air pollution should be implemented.*
28. *Substantial buffers should be provided in proximity to the Hilltop landfill property and existing stable areas.*

ANALYSIS

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

Title of Plan: 7309 Hayfield Road

Prepared By: Walter L. Phillips, Inc.

Original and Revision Dates: September 27, 2010, as revised through April 8, 2011.

7309 Hayfield Road	
Sheet #	Description of Sheet
1	Cover Sheet, Sheet Index, Vicinity Map, Soils Map, Notes, Site Tabulations
2	Existing Conditions Plan and Existing Vegetation Map
3	Proposed Site Layout and Typical Lot Layout
3A	Cross-Sections, Building Elevations, and Pedestrian Circulation Plan
3B	Infiltration Testing Information
4	Tree Inventory and Preservation Plan, Landscape Plan
4A	Community Gathering Area Conceptual Plan and Schematic Lot Landscape Plan
5	Landscape Plan Notes, Invasive Plant Narrative, and 10-Year Tree Canopy Calculations
6-8	Tree Inventory
9	Outfall Analysis Narrative, SWM Summary, and BMP Computations
10	Zoning Plat

Site Layout: The applicant proposes ten new single-family detached residences in the eastern portion of the subject site. A proposed private street is shown to provide access to the residences from Hayfield Road. The private street is shown to be located in the eastern portion of the site between the residences and the eastern property line. A 25-foot wide landscaped screening area is depicted between the private street and the eastern property line. According to the CDP/FDP, all of the proposed units would have a maximum height of 38 feet. The residences would have a 5-foot minimum side yard, a minimum 16-foot front yard (with a minimum of 18-foot long driveway), and at least 11-foot rear yards. Those houses would have area for a deck at the rear (with a minimum distance of 5 feet from the rear lot line) and two-car garages at the front with individual driveways to access to the proposed private street.

Landscaping and Tree Save: This site has significant areas of existing vegetation, overstory and understory, which appears to be in fair to good condition. The applicant proposes to provide tree save areas of approximately 62,462 square feet (SF) in the northern and western portions of the site. The applicant has depicted a proposed conservation easement which covers the majority of the tree save area. In addition to the tree save, the applicant proposes 25-foot wide landscape buffer plantings along the eastern boundary of the site, which abuts an existing place of worship. The landscaped buffer area would consist of deciduous and evergreen trees. Finally, on the individual lots, the applicant proposes deciduous trees, evergreen trees, and shrubs within the front and rear yards.

Vehicular and Pedestrian Access: The ten proposed houses will have driveway access directly from Hayfield Road via a proposed private street with a minimum width of 24 feet. Six on-street parking spaces are provided along the east side of the private street in the northern section of the site, where the street has a width of 30 feet. The applicant proposes a four-foot wide sidewalk along the internal street.

Parking: Offstreet parking will be provided on each individual lot, including a two-car garage for each house with at least two spaces in each driveway. The driveways are shown on the CDP/FDP as at least 18 feet in length, with approximately 17 feet of width.

Open Space and Amenities: The applicant proposes to provide 25% open space largely through the provision of the tree save areas in the northern and western portions of the site. The applicant also proposes to provide a community gathering area north of the proposed residences, which may include picnic tables, benches, grills, and a climbing set. The applicant further proposes to provide a permeable paver surface in this portion of the site, which would provide pedestrian connection to the proposed sidewalk along the private street and include a mountable curb to allow fire trucks to turn around.

Stormwater Management: The applicant proposes to provide stormwater management via the use of onsite infiltration facilities. Facility #1 would be located at the north end of the development, and Facility #2 would be located at the south end of the development. The best management practices requirements for the site would be met through the establishment of a conservation easement on the northern and western portions of the site, and the proposed infiltration facilities.

Land Use Analysis

The Comprehensive Plan recommends that the subject site is planned for residential development at a density of 3-4 dwelling units per acre. The subject application proposes to develop the 3.95 acre site with 10 single-family residential dwellings for a density of 2.53 du/ac. The area of the site that is suitable for development is limited due to the RPA, EQC, and 100-year floodplain areas on the site; therefore staff believes that the proposed density is in harmony with the Comprehensive Plan recommendation for the site.

Environmental Analysis (Appendix 4)

Issue: Green Building Practices

The Comprehensive Plan recommends that buildings and associated landscapes be designed and constructed to use energy and water resources efficiently and to minimize negative impacts on the environment and building occupants. As such,

staff encouraged the applicant to incorporate energy conservation into their plans for the proposed dwellings. A commitment to attain Energy Star Qualification, Earthcraft House or LEED certification was encouraged in order to increase the overall energy efficiency and reduce energy needs associated with the new homes.

Resolution:

The applicant has agreed, per the draft proffers that all newly constructed dwellings on the site shall be Energy Star qualified homes. Staff finds that this issue is resolved.

Transportation Analysis (Appendix 5)

Issue: Internal Sidewalk

The CDP/FDP depicted a four-foot wide sidewalk to be provided along the west side of the proposed private street with the development. Fairfax County Department of Transportation (FCDOT) reviewed the application and recommended that the internal sidewalk should be five-feet wide in order to provide enough area for wheelchair passage and turning maneuvers and achieve sufficient American Disabilities Act (ADA) accessibility. FCDOT staff determined that the four-foot wide sidewalk depicted would result in wheelchair passing and turning maneuvers occurring in residential driveways, creating a safety risk and potential for conflict between wheelchairs and vehicles.

Resolution:

The applicant has revised the CDP/FDP to show passing areas along the proposed sidewalk which are outside of the proposed driveways, however, the sidewalk is still shown to be four-feet wide. While the Public Facilities Manual (PFM) permits four-foot wide sidewalks to be provided when passing areas are provided as required by the PFM, staff continues to recommend that the proposed internal sidewalk should be five-feet wide. Therefore, this issue remains unresolved.

Issue: Site Access

During the review of the subject application, FCDOT staff noted that due to the proximity of the site's proposed entrance to the existing unsignalized full access intersection at the adjacent place of worship site, an Access Management Waiver would be required by VDOT. FCDOT staff recommended that the waiver request be submitted concurrently with this rezoning application.

FCDOT staff also noted that a five-foot wide passing area should be provided in a safe location near the curb ramp at the site's proposed access to Hayfield Road, where it will connect to the existing sidewalk along Hayfield Road.

Resolution:

The applicant has revised the CDP/FDP to shift the proposed site entrance further west along Hayfield Road in order to meet the 250 foot required spacing between entrances. FCDOT and VDOT staff reviewed the revised CDP/FDP and determined that an Access Management Waiver will not be required for the currently proposed entrance to the site. The applicant also revised the CDP/FDP to provide a five-foot wide passing area along the sidewalk at the site's access to Hayfield Road. Therefore, this issue has been resolved.

Stormwater Management Analysis (Appendix 6)

Issue: Stormwater Detention

As described on the CDP/FDP, stormwater management is proposed to be provided by means of onsite infiltration facilities. These facilities are proposed to reduce the post-development peak flows from the site to less than the pre-development peak flows. Department of Public Works and Environmental Services (DPWES) staff reviewed the subject application and noted that the soils in the subject area may be poor for infiltration purposes. They recommended that the applicant conduct soils tests and submit the results to DPWES in order to demonstrate if the soils are suitable for infiltration.

Resolution:

The applicant conducted soils tests on the site and submitted the results to DPWES (CDP/FDP Sheet 3B). DPWES staff has reviewed the soils test results and determined the soils are suitable for the proposed infiltration facilities, and the facilities will meet the required detention for the site. Therefore, this issue has been resolved.

Issue: Best Management Practices (BMP)

As previously discussed, the BMP requirements for the site are proposed to be met through the establishment of a conservation easement over the northern and western portions of the site. The area to be included in the easement is depicted on the CDP/FDP, including areas within the RPA. In addition, permeable pavers are shown to be provided on the site.

DWPES staff reviewed the proposed BMP measures and noted that conservation easements eligible to be used for BMP land credit must be located in perpetually undisturbed areas, per PFM Table 6.3. The CDP/FDP includes a note which states that no use or disturbance is permitted within the limits of the conservation easement without consent of the Director of DPWES.

DPWES staff further noted that the permeable pavers shown on the CDP/FDP have not been proposed to provide a portion of the minimum required water quality controls for the site, therefore a waiver to permit such a system in a single-family residential area is not required. As such, staff finds that there are no BMP issues related to this application.

Issue: Resource Protection Area (RPA) & Floodplain

As previously discussed there is RPA and 100-year floodplain on the subject site. An RPA Delineation Study was approved for the site on January 4, 2011, #6105-RPA-003-1. No encroachment into the RPA is proposed, as the sanitary sewer extension in the RPA is exempt from the Chesapeake Bay Preservation Ordinance. A floodplain study is not required for the subject rezoning application; however a study will be required for subdivision plan approval. As such, staff finds that there are no RPA or floodplain issues related to this application.

While there are no outstanding stormwater management or best management practices issues associated with this rezoning application, additional detail will be required at the time of subdivision plan review, and the final determination regarding the proposed measures will be made at that time.

Residential Development Criteria

Fairfax County expects new residential development to enhance the community by meshing with 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.

- **Site Design:** While the yards proposed for the development are smaller than the most similar conventional District (R-3), staff finds that the design and layout of the proposal help to screen the development from adjacent properties, protect the natural heritage resources on the site, and generally conforms to the R-3 Zoning District. Staff finds that the proposed layout of the development is logical and functional due the constraints on the site, which include the RPA, EQC and 100-year floodplain areas delineated on the site. Staff also finds that relationships between the lots

are logical with appropriate buffering and design features to limit any adverse impacts. Therefore, this criterion has been met.

- Neighborhood Context: Staff believes that the proposal for ten new single-family detached residences fits into the neighborhood residential context. There is a landscaped buffer proposed along the eastern boundary of the site, abutting the place of worship and a proposed conservation easement that will preserve the existing trees in the northern and western portions of the site, buffering the development from adjacent properties. The Comprehensive Plan contemplates residential development at a density of 3-4 du/ac while 2.53 du/ac is proposed under this application. In addition, the applicant has proffered to substantially conform to the elevations on the CDP/FDP. Therefore, this criterion has been met.
- Environment: Approximately 25% of the subject property will be preserved in a conservation easement on the northwest portion of the site. This preservation area contains both evergreen and deciduous canopy. The proposed tree save within the conservation easement will provide environmental and buffering benefits to the surrounding area. In addition, the applicant has proffered to provide Energy Star qualified homes on the site. Therefore, this criterion has been met.
- Tree Preservation: As noted above, the applicant is proposing to preserve 62,462 SF of existing vegetation on this site with 25% open space. Also, the applicant has committed to take specific steps to ensure the protection of these trees. Therefore, this criterion has been met.
- Transportation (Appendix 5): Generally, staff believes that this development has been designed for safe and adequate vehicular and pedestrian access to the road network. However, a four-foot wide sidewalk with passing areas for wheelchairs is proposed along the west side of the internal street, providing a connection to the existing sidewalk along Hayfield Road. Although this proposed configuration is consistent with the PFM, staff strongly believes constructing a five-foot wide sidewalk along the internal street would be more desirable than constructing intermittent passing areas to ensure adequate pedestrian access to Hayfield Road.
- Public Facilities (Appendices 8-12): The addition of residential uses affects public facility systems, such as schools, parks, stormwater management and fire and rescue. Fairfax County Public Schools (FCPS) calculated a yield of six students from the 10 proposed single-family dwellings and recommends a monetary contribution of \$56,268.00 to address capital improvements for the receiving schools (Lane Elementary

School and Hayfield Middle & High School, see Appendix 8). The applicant has proffered to contribute this amount to the Board of Supervisors for capital improvements for the schools serving the development at the time of subdivision plan approval.

- The Fairfax County Park Authority (FCPA) recommended a contribution amount of \$23,066 to offset the impacts to park and recreation service levels as a result of the proposed development. The FCPA also recommended that the applicant commit to a minimum expenditure of \$1,600 per dwelling unit for on-site outdoor recreational facilities to serve the development site (see Appendix 9). The applicant proposes onsite recreational amenities to include picnic tables and benches, grills, and a climbing set. Per the draft proffers, the applicant proposes to provide recreational amenities equivalent to at least \$16,000 (\$1,600 per unit). In addition, the applicant has proffered to contribute \$23,066 to the Fairfax County Park Authority for the development off-site recreational facilities at a nearby park.
- As previously discussed, the applicant proposes to provide stormwater management via the use of onsite infiltration facilities. Facility #1 would be located at the north end of the development, and Facility #2 would be located at the south end of the development. The best management practices requirements for the site would be met through the establishment of a conservation easement on the northern and western portions of the site. Staff notes that additional detail will be required at the time of subdivision plan review, but DPWES staff has indicated that based on the review of this application, the applicant will be able to meet the guidelines (see Appendix 6).
- Adequate sanitary sewer and water services can be provided on the site (see Appendices 10 and 11 respectively). The Fire and Rescue Department noted that the proposed development meets current fire protection guidelines as it is served by Fairfax County Fire and Rescue Department Station #437, Franconia (see Appendix 12).
- **Affordable Housing:** The applicant is proposing ten new dwelling units, which is below the threshold of 50 or more dwelling units at an equivalent density greater than one unit per acre, which triggers the Affordable Dwelling Unit (ADU) Program requirements. The applicant has proffered to provide a contribution of ½ of 10% to the Housing Trust Fund in accordance with County policy.
- **Heritage Resources:** Archival review has found that the existing dwelling on the site dates to the time period between 1937 and 1953. The research also indicates that the area contains moderate potential for Native

American sites. As such, the applicant was requested to conduct a Phase I archeological survey. The applicant has proffered, prior to any land disturbing activities on the Property, to conduct a Phase I archaeological study of the site and to provide the results of such study for the review and approval of the Cultural Resources Management and Protection Section (CRMPS) of the Fairfax County Park Authority. If the Phase I study concludes that an additional Phase II and or Phase III study of the site is warranted, then, the applicant has proffered to complete said study and provide the results to CRMPS.

ZONING ORDINANCE PROVISIONS

RZ/FDP 2010-LE-018 Bulk Requirements		
Standard	Required R-3 Cluster	Proposed PDH-4
Max. Density	3.0 du/ac	2.53 du/ac
Min. District Size	2.0 acres	3.95 acres
Min. Lot Size	(R-3 Cluster) 8,500 SF (R-3 Conventional) 10,500 SF	4,140 SF
Lot Width	Interior Lot – No Requirement Corner Lot - 80 feet	45 feet
Min. Front Yard	(R-3 Cluster) 20 feet	16 feet
Min. Side Yard	(R-3 Cluster) 8 feet, but total of 20 feet	5 feet
Min. Rear Yard	(R-3 Cluster) 25 feet	11 feet (house) 5 feet (deck)
Max. Building Height	(R-3 District) 35 feet	38 ft.
Open Space	(R-3 Cluster) 25%	25%
Parking Spaces	3 spaces/unit (private street) = 30` spaces	40 parking spaces (2/garage, 2/driveway)
*There are no transitional screening or barrier requirements for this use.		

OTHER ZONING ORDINANCE PROVISIONS

P-District Standards

The requested rezoning of the 3.95 acres site from the R-1 District to the PDH-4 District must comply with the Zoning Ordinance guidelines found in Article 6, Planned Development District Regulations and Article 16, Development Plans.

Article 6

Sect. 6-101 Purpose and Intent

This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units.

As noted earlier in this report, the applicant proposes to rezone 3.95 acres from the R-1 District to the PDH-4 District to permit development of 10 new single-family detached dwelling units at an overall density of 2.53 dwelling units per acre. The new residential development will provide proposed improvements such as new sidewalks, passive and active recreation areas and trail connections to and from this site. In addition, the applicant has proffered to commitments to universal design and green building practices. The applicant has also proposed to establish a conservation easement over the northern and western portions of the site to provide the best management practices measures for the site, preserve the existing matures trees in those portions of the site and protect the RPA and EQC areas delineated on those portions of the site. Based on the measures discussed, this standard has been satisfied.

Sect. 6-107 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PDH District. The area of this rezoning application is 3.95 acres. Therefore, this standard has been satisfied.

Sect. 6-109 Maximum Density

This section states that the maximum density for the PDH-4 District is 4 dwelling units per acre. The applicant proposes a density of 2.53 du/ac, which is well below the maximum density permitted. Therefore, this standard has been satisfied.

Sect 6-110 Open Space

Par. 1 of this section requires a minimum of 20% of the gross area as open space in the PDH-4 District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1600/du.

The applicant proposes to retain 25% of the site as open space. Furthermore, the applicant has proposed proffer commitments to expend a minimum of \$16,000 towards the construction of the proposed on-site recreation area, and to contribute \$23,066 in a lump sum amount to the Park Authority for the

development of recreational facilities at a nearby park. Based on these factors, this standard has been satisfied.

Article 16

Section 16-101 General Standards

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

As previously discussed the proposed density of 2.53 dwelling units per acre does not exceed the Comprehensive Plan recommended density for the site. Therefore, this standard has been satisfied.

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

The flexibility of the Planned Development District regulations permits the development of the site in a layout which is compatible with the surrounding developments, allows for the preservation of a majority of the existing mature vegetation in the northern and western portions of the site, as well as protects the natural heritage resources on the site. Therefore, this standard has been satisfied.

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

The primary scenic and natural asset on the existing parcel is the existing stands of mature trees, as well as RPA and EQC on the northern and western portions of the site, which will be tree save areas protected under a proposed conservation easement. The applicant is proposing 25% of open space and the conservation easements to further protect the scenic and natural asset on the site. Therefore, this standard has been satisfied.

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 surrounding development consists of private open space to the north, west and south, and by a place of worship to the east. There is a landscaped buffer proposed along eastern boundary of the site, abutting the place of worship and a proposed conservation easement that will preserve the existing trees in the northern and western portions of the site, buffering the development from adjacent properties. The buffers and open space ensure that the proposed residential development will not adversely impact the surrounding development. Therefore, this standard has been satisfied.

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 sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently developed.

Public facilities and utilities, such as fire protection, water and sanitary sewer will be available and adequate for the proposed development. Therefore, this standard has been satisfied.

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.

The proposed residential development will have direct access to Hayfield Road, via a proposed internal private street. A four-foot wide sidewalk with passing areas for wheelchairs is proposed along the west side of the internal street, providing a connection to the existing sidewalk along Hayfield Road. While staff would prefer that the applicant provide a five-foot wide sidewalk along the internal street, a 4-foot wide sidewalk with the passing areas in accordance with the PFM may be provided; therefore, this standard has been satisfied.

Section 16-102 Design Standards

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

Based on the proposed density of 2.53 du/ac, the most similar conventional zoning district to the applicant's proposal is the R-3 Residential District, which requires a minimum front yard of 30 feet, minimum side yard of 12 feet and a minimum rear yard of 25 feet. The minimum required lot width is 80 feet. The applicant has proffered a 16-foot minimum front yard setback for the homes. The minimum side yard for each of the proposed homes is to be 5 feet, and the minimum rear yard is proposed to be 11 feet. The minimum lot width for all the

proposed homes will be 40 feet as shown on the CDP/FDP. While the yards proposed here are smaller, staff finds that the design and layout of the proposal help to screen the development from adjacent properties, protect the natural heritage resources on the site, and generally conforms to the R-3 Zoning District.

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 proposes that 25% of the subject site will remain as open space, and 50 parking spaces will be provided on site. While only 30 spaces are required, the applicant is providing additional driveway spaces to accommodate guest parking. The applicant has proffered to restrict garage use to primarily vehicle storage and to prohibit garage conversions which would reduce the amount of parking provided. In addition, the applicant has received tentative permission from the adjoining property owner (First Baptist Church of Hayfield) for the use of their parking lot as overflow parking for the benefit of the residents of the residential community. Any proposed signage will meet the signage guidelines of the Zoning Ordinance, as proffered. Staff believes that this standard has been satisfied.

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

The applicant proposes to provide vehicular and pedestrian connections which will provide access to transit facilities, as well as recreational amenities and open space. As previously discussed, the applicant proposes a sidewalk internal to the proposed development, which will be 4-foot wide with passing areas. Staff believes constructing a five-foot wide sidewalk along the internal street would be more desirable than constructing intermittent passing areas to ensure adequate pedestrian access to Hayfield Road. However, given the overall design of the project, staff finds that this standard has been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the application is in harmony with the intent of the Comprehensive Plan and is in conformance with the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of RZ 2010-LE-018, and associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2010-LE-018, subject to the Board of Supervisors approval of RZ 2010-LE-018 and associated Conceptual Development Plan.

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

It should be further noted that the content of this report reflects the analysis and 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
2. Statement of Justification
3. Affidavit
4. Environmental Analysis
5. Transportation Analysis
6. Stormwater Management Analysis
7. Urban Forestry Analysis
8. Fairfax County Public Schools Analysis
9. Fairfax County Park Authority Analysis
10. Sanitary Sewer Analysis
11. Fairfax Water Authority Analysis
12. Fire and Rescue Analysis
13. Residential Development Criteria
14. Applicable Zoning Ordinance Provisions
15. Glossary of Terms

DRAFT PROFFERS

WV/B PALISADES DEVELOPMENT LLC

RICH PROPERTY**RZ 2010-LE-018**

May 25, 2011

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, WV/B Palisades Development, LLC (hereinafter referred to as the Applicant"), for itself, successors and assigns in RZ 2010-LE-018, filed for property identified as Tax Map 09-13 ((1)) 73, (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-4 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development. These proffers shall replace and supersede any previous proffers approved on the Application Property.

1) CONCEPTUAL/FINAL DEVELOPMENT PLAN

- a) Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of 13 Sheets prepared by Walter I. Phillips, Inc. dated April 8, 2011.
- b) Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed subdivision at time of subdivision plan submission based on final house locations, building footprints, and utility locations, provided that there is no decrease to the amount and location of open space, tree save, limits of clearing and grading, or distances to peripheral lot lines as dimensioned on the CDP/FDP.

2) HOMEOWNERS ASSOCIATION

- a) The applicant shall establish a homeowner's association for the purpose of assuming ownership and maintenance responsibilities for common areas and elements within the residential community.
- b) The applicant reserves the right to be annexed by the Kingstowne Residential Owners Corporation (KROC) and be incorporated into the Kingstowne Planned Community.
- c) Garage Conversion - A covenant shall be recorded which provides that garages shall not be used for any purpose that will interfere with the parking of vehicles in the garage. The covenant shall be recorded among the land records of Fairfax County, in a form approved by the County Attorney, prior to the sale of any lots, and shall run to the benefit of the HOA, and to Fairfax County. Purchasers shall be advised of the use restriction prior to entering into a contract of sale; this restriction shall also be included in the HOA documents.
- d) Overflow Parking – The applicant has received tentative permission from the adjoining property owner (First Baptist Church of Kingstowne) for the use of their parking lot as overflow parking for the benefit of the residents of the residential community. Conditions and rules governing such use shall be incorporated into the HOA covenants after receiving final approval by the adjoining property owner.

3) TRANSPORTATION

- a) Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall construct the entrance onto Hayfield Road to serve the residential community as shown on the CDP/FDP.
- b) The Applicant shall construct a private road to serve the residential community as shown on the CDP/FDP. This private road shall be owned and maintained by the homeowners association established for the Application Property. Said maintenance responsibilities shall be disclosed to initial prospective purchasers prior to entering into a contract of sale, and shall be disclosed in the homeowners association documents. Additionally, Applicant shall grant to Fairfax County a public access easement for the use and if necessary, the maintenance of the private road. In the event that the subject development is annexed by KROC, this requirement may be waived by Fairfax County.
- c) The Applicant shall construct a sidewalk on one side of the private street within the residential community as shown on the CDP/FDP. All sidewalk construction shall be in conformance with the PFM and conform to ADA Standards. On Hayfield Road, where a four foot sidewalk exists, a five foot passing area shall be provided in a safe location near the curb ramp at the proposed development entrance.

4) LANDSCAPING AND OPEN SPACE

The first submission of the subdivision plan and all subsequent plan submissions shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division (UFM).

- a) Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP. Said landscaping shall incorporate native species to the extent feasible based on site conditions and species availability. In the event that native species are not feasible or available, non-invasive species shall be used.
- b) The tree save areas shown on the CDP/FDP shall remain as undisturbed open space, subject to a recorded conservation easement as shown on the CDP/FDP, which prohibits removal of trees except those which are dead, diseased, invasive, noxious or hazardous as approved by the Urban Forest Management Division, DPWES (UFMD). Parcel A shall be owned and maintained by the homeowners' association established for the residential community. The homeowners' association covenants shall contain clear language delineating the tree save areas subject to a conservation easement, the restrictions within those areas, and the responsibility of individual homeowners.
- c) The subdivision plan submitted by the Applicant shall provide for the management and treatment of dead, diseased, invasive, noxious or hazardous plants that occur in the areas to be left undisturbed. The management plan shall be submitted for review and approved by UFMD and shall incorporate generally accepted industry standards for removal and management of invasive plants.
- d) Any tree loss occurring outside the designated sewer easement traversing through the RPA shall be mitigated with replacement planting as required by the PFM.
- e) Applicant shall strictly adhere within five feet to the limits of clearing and grading as shown on the CDP/FDP as amended by the tree designation plan, except for the installation of utilities, including water, as determined by final engineering. In order to preserve these limits, the Applicant shall implement a variety of techniques as reviewed and approved by DPWES. The design and placement of all utilities shall consider the tree

designation plan and protection of forested open space conservation easements, to the greatest extent possible. Retaining walls, if constructed, shall have a facade of stone or masonry as shown on the CDP/FDP. Retaining walls may be terraced and shall be landscaped. Retaining walls in excess of four (4) feet shall include handrails and guardrails as required by DPWES.

- f) Easement for RPA/EQC – The area comprising the RPA/EQC shall be placed in a conservation easement. This conservation easement shall be granted to KROC if the residential community is to be annexed by KROC. In the event that KROC does not wish to be granted the conservation easement, the conservation easement shall be granted to Fairfax County or at their directive, to the Northern Virginia Conservation Trust.

5) TREE DESIGNATION

- a) A tree preservation plan shall be submitted as part of the first and all subsequent subdivision submissions as follows:
- b) Tree Designation Plan. The tree designation plan shall be prepared by a professional with experience in the preparation of tree designation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of UFM. The tree designation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater, located inside the area protected by and within 25 feet of the limits of clearing and grading (LCG) shown on the CDP/FDP, and within the area to be disturbed and 10 feet or less from the LCG. The tree designation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan. The use of motorized equipment in the forested portion that is protected by the limits of clearing and grading for each phase of the project shall be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes, and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless previously approved in writing by UFMD.
- c) Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFM representative to discuss where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

- d) Tree Protection Fencing. All trees shown to be preserved on the tree designation plan shall be protected by the use of super silt fencing or tree protection fencing in the form of a 4 foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by UFM. Super Silt Fencing or Tree protection fencing shall be erected at the limits of clearing and grading as shown on the CDP/FDP. Trenching for the fence shall not sever or wound compression roots which can lead to structural failure and/or uprooting of trees.
- e) All tree protection fencing shall be installed prior to any demolition, clearing, and grading activities. Tree protection fence shall be installed along the LCG as adjusted during the tree preservation walk-through. 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. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to ensure 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 UFM.

6) PARKS AND RECREATION

- a) Pursuant to Zoning Ordinance Sections 6-110 and 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of Sixteen Thousand Dollars (\$16,000) towards the construction of the recreation area and its features as depicted on the CDP/FDP. These features shall include as a minimum 2 picnic tables, 1 grill, 2 benches, and 1 climbing playset.
- b) The Applicant shall with issuance of site plan approval, contribute \$23,066 in a lump sum amount to the Park Authority for development of recreational facilities at a nearby park.
- c) Archeology – At least thirty (30) days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on those areas of the Property identified by CRMPS of the Fairfax County Park Authority ("CRMPS") and provide the results of such study for the review and approval of CRMPS. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is approved by CRMPS. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to CRMPS; however, submission of the Phase II study to CRMPS shall not be a pre-condition of site plan approval. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS; however, any such Phase III work shall not be a pre-condition of site plan approval.
- d) Existing House – Prior to demolition, applicant shall document the existing house and provide documentation to the Fairfax County Park Authority.

7) SCHOOL CONTRIBUTION

- a) The proposed subdivision is expected to generate 6 new students. Applicant shall contribute the sum of Fifty Six Thousand Two Hundred and Sixty Eight Dollars (\$56,268.00) to the Fairfax County Board of Supervisors for capital improvements to Fairfax County Schools serving this development. Said contribution shall be payable at time of subdivision plan approval for the Application Property. 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 single-family detached 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.

8) STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICES

- a) The Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) via infiltration facilities in a location as generally shown on the CDP/FDP and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance. In the event that DPWES suggests a different location for the facilities, a proffered condition amendment or an amendment to the CDP/FDP will not be required. Any open space resulting from any revision shall remain as open space. Said revisions shall not substantially alter the lot layout configuration or the location of the retaining wall and landscaping as shown on the CDP/FDP.

9) DESIGN

- a) Applicant shall construct the residential dwellings as conceptually shown on the CDP/FDP. The fronts of the residential dwelling units shall include a majority of brick, masonry, stone or other comparable materials. Architectural features may include dormers, gables, bay windows and porches.
- b) A minimum side yard of five (5) feet shall be provided for all proposed residential dwelling units, exclusive of Zoning Ordinance extensions permitted in Article 2 for bay windows, chimneys and similar features.
- c) A minimum driveway of eighteen (18) feet from the property line to the garage door shall be provided for all proposed residential dwelling units.
- d) All homes constructed on the property shall meet the guidelines of the Energy Star program and will be certified.
- e) All residential dwellings shall be constructed with low volatile organic compound paint and carpet.
- f) All proposed residential dwelling units shall have a maximum height of thirty-eight (38) feet as defined by the Zoning Ordinance

10) GEOTECHNICAL

- a) Prior to subdivision plan approval, the Applicant shall submit a Geotechnical Report to DPWES for the Application Property as required by DPWES, for review and approval, and shall implement the recommendations outlined in the approved study, including additional measures recommended by DPWES.

11) NOISE ATTENUATION

- a) For any units in proximity to Hayfield Road having levels between 65 through 70 dBA Ldn, Applicant shall utilize construction methods to achieve an interior noise level not to exceed 45 dBA Ldn. All units within this impacted area will have the following acoustical attributes as determined by DPWES:
 - i) Exterior walls shall have a laboratory Sound Transmission Classification (STC) of at least 39.

- ii) Doors and windows shall have an STC of at least 28. If glazing constitutes more than 20 percent of any facade, they shall have the same laboratory STC ratings specified for exterior walls.
- iii) Adequate measures to seal and caulk between surfaces shall be provided.
- b) Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units.

12) MISCELLANEOUS

- a) These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.
- b) 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.
- c) All of the improvements described herein shall be constructed concurrent with development of the Application Property.

13) AFFORDABLE HOUSING

- a) Prior to the issuance of the first Building Permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the value of all of the units approved on the property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of 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. The projected sales price shall be proposed by the Applicant in consultation with Fairfax County Department of Housing and Community Development (HCD) and shall be approved by HCD and DPWES.

(Signatures on the next page)

**APPLICANT/CONTRACT PURCHASER OF TAX MAP 09-13 ((1)) 73
WV/B PALISADES DEVELOPMENT, LLC**

By: Steven M. Baldwin
Its: President/Member/Manager

TITLE OWNER OF TAX MAP 09-13 ((1)) 73

DANIEL J. RICH, Owner

DEBORAH A. RICH, Owner

Palisades Development LLC

13501 Cavanaugh Drive
 Rockville, MD 20850
 T: (301) 461-7528
 F: (240) 715-3576

September 28, 2010

Fairfax County Department of Planning and Zoning
 Zoning Administration Division
 12055 Government Center Parkway
 Suite 801
 Fairfax, Virginia 22305

RECEIVED
 Department of Planning & Zoning
 SEP 29 2010
 Zoning Evaluation Division

Re: Rezoning Application Tax Map Number 0913-01-0073
 7309 Hayfield Road
 R-1 to PDH-4
 Lee District

Dear Sirs:

The following is submitted as a statement of justification in support of the above referenced rezoning application:

1) PROPERTY

- i) The subject property is identified as Tax Map Number 0913-01-0073 and consists of 3.9481 acres.
- ii) The property subject to this rezoning application is shown on the Conceptual/Final Development Plan submitted herewith, entitled "7309 Hayfield Road", prepared by Walter L. Phillips, Inc. and dated September 28, 2010 (the CDP/FDP).
- iii) The Property is currently zoned R-1 and contains one single family home constructed in approximately 1930 by the same family that currently owns the property.
- iv) The majority of the property is undeveloped and wooded.
- v) The subject rezoning area is surrounded to the north, west, south and approximately 1/2 the length of the east property line by land zoned and developed under the PDH-4 zone (Kingstowne). The remaining 1/2 of the eastern property boundary abuts a parcel zoned R-1 containing a church and related parking lot (parking lot closest to the subject property).
- vi) Access to the property is currently provided by a driveway on Hayfield Road serving the existing house.
- vii) The existing house is served by public water and sewer.

2) PROPOSED REZONING

- i) The Applicant seeks to rezone the above referenced property from the R-1 District, One Dwelling Unit per Acre, to the PDH-4 District, Four Dwelling Units per Acre.
- ii) The development within the proposed PDH-4 District will consist of fifteen single family attached homes with primary access from a private street entering Hayfield Road at approximately the same location as the existing driveway. The proposed density would be at a density of 3.8 du/ac. - below the maximum density permitted within the PDH-4 district. The development of condominiums and townhomes adjacent to and in the vicinity of the property provides a compatible density to the proposed PDH-4 district. The proposed

- development will contain one seven-lot building and four semi-detached lot (duplex) buildings.
- iii) The developed area will be clustered and separated from surrounding development by vegetative buffers with a minimum width of 25 feet with greater buffer widths in the northern and western portion of the development.
 - iv) Two stormwater management/BMP facilities will be provided – one on the northern end of the proposed private street and the other on the southern boundary between the first building and Hayfield Road.
 - v) The proposed development would generate 90 to 105 trips per day and be incorporated into the existing street system without generating any impacts of a significant nature.
 - vi) Open Space provided will be significantly greater than the 20% required and will maximize the preservation of existing wooded areas.

3) CONFORMANCE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN

a) LAND USE

- i) Parcel 0913-01-0073 lies within the Rose Hill Planning District, RH-4 Lehigh Community Planning Sector (Kingstowne South Village Area), and would be subject to General Kingstowne/Manchester Lake Policy Land Use Recommendation #2 which states: ***"residential densities within Kingstowne to a maximum overall average of 3-4 dwelling units per acre with bonuses, as appropriate."*** The proposed CDP/FDP is for a density of 3.8 units per acre.
- ii) The Parcel is not specifically mentioned in the Comprehensive Plan recommendations.
- iii) The Parcel is surrounded to the south, west, north, and ½ of the eastern boundary by the Kingstowne project zoned PDH-4. The closest existing residential development is to the north and east of the property and contains mid-rise condominiums and townhomes.
- iv) General Kingstowne/Manchester Lake Policy Land Use Recommendation #2 also states ***"A balanced mix of housing types is encouraged in order to promote diversity"***. A fifteen lot community makes it somewhat difficult to practically provide a diversity of housing in a meaningful way. Notwithstanding that, the proposed CDP/FDP provides a variation of massing and elevation by virtue of providing both a conventional townhome building and four duplex buildings.
- v) General Kingstowne/Manchester Lake Policy Land Use Recommendation #2 also states ***"the level of residential or commercial development should be related to the densities and character of adjoining properties, as well as transportation and environmental constraints"***. The predominant housing types in the immediate area consist of garden style condominiums and rental apartments and townhomes. All are served by private streets. The proposed PDH-4 district depicts a mix of townhomes and semi-detached homes (duplexes) served by a private road. The private road would enter at the same location as the existing driveway and the preponderance of undeveloped portions of the property will optimize the preservation of environmental features.
- vi) The Specific Policy for the Kingstowne South Village Area Land Use Recommendation #27 states ***"More intensive development should be oriented to Hayfield Road"***. The proposed CDP/FDP depicts a clustered development oriented towards Hayfield Road. However, by orienting the proposed units perpendicular to the road, the predominant view from the road will be a single end elevation of one home. The remaining homes will be oriented in a north-south direction so that the nearest abutting property will see the front elevations only. Rear elevations will be oriented towards the stream valley to the west and shielded from view by as much as 175 feet of existing wooded buffer.
- vii) The preservation of open space on the submitted CDP/FDP will result in the effective expansion of the existing open space and stream preservation now in existence on the abutting Kingstowne PDH-4 parcels.

b) **RESIDENTIAL DEVELOPMENT CRITERIA**

The rezoning application is appropriate based on the following Residential Development Criteria of the Fairfax County Policy Plan:

i) **Site Design**

- (1) The Residential Development Criteria recommend that rezoning applications be characterized by high quality site design, which can include parcel consolidation, layout, open space, landscaping and amenities. It should be noted that not all the principles will be applicable for all developments.
- (2) The use of clustering of housing type, a private road to minimize disturbance and right of way, and well over 50% of the site left as open space is both compatible with other land uses in the vicinity and environmentally responsible.
- (3) The design of the development, the orientation of housing and access seeks specifically to knit housing unit types into an integrated land use pattern already established within this area.
- (4) The proposed community will feature a common recreation area that is oriented towards the natural adjoining wooded areas at the north and west sides of the property.
- (5) **Overall Design Goals**
 - (a) Maximize tree preservation
 - (b) Minimize grading
 - (c) Minimize impervious area
 - (d) Optimize use of area of least constraints.
 - (e) Take advantage of natural grades by using the houses themselves as a grade break (walkouts) while taking advantage of all rear yards facing tree save area.
 - (f) Provide as much parking as possible on each lot to minimize need for off-lot guest parking.
 - (g) Use a private street to minimize swath that a public right of way would cause and to maximize ability to be flexible with grade to conform to natural topography.

ii) **Neighborhood Context:**

- (1) The Residential Development Criteria recommends that all residential development should be designed to fit into the community within which the development is to be located. The proposed development is designed to provide optimum integration with the surrounding developments by providing similar housing types and maximizing natural features and tree preservation. The overall intensity of the proposal is consistent with the surrounding neighborhood and the recommendations of the Comprehensive Plan, and the infill development will be a good fit in the neighborhood.

iii) **Environment:**

- (1) The Residential Development Criteria recommends that all rezoning development should be consistent with the policies and objectives of the environmental element of the Policy Plan, and the proposed development strives to accomplish this through sensitive design and construction. The design and location make best use of selected pilot LEED Neighborhood Development elements, including a compact neighborhood design, close proximity to job centers (Ft. Belvoir, Springfield) resulting in reduced automobile dependency, and close proximity to the Elementary, Middle, and Sr. High Schools. This is an appropriate infill development that will work well with the surrounding area, and which furthers the overarching policy objectives of the Zoning Ordinance and Comprehensive Plan. Low Impact Development (LID) techniques will be used where feasible to minimize off-site impacts on water quality. Stormwater drainage will avoid impacts on downstream property through appropriate design and sizing of stormwater management facilities.
- (2) With respect to noise, since the project proposes only 15 residential units, it is not anticipated that transportation generated noise will affect neighboring property. On-

site lighting will be shielded and directed downward to minimize neighborhood glare and impacts to the night sky.

iv) **Tree Preservation and Tree Cover Requirements:**

- (1) The Residential Development Criteria recommend that all rezoning applications for residential development be designed to take advantage of existing quality tree cover. The CDP/FDP includes an existing vegetation map that depicts the location and general condition of tree cover within the project area. The proposed layout depicts improvements predominantly in areas already occupied by existing improvements. Clearing will be limited to the eastern portion of the property where the units and street will be. There will be one sewer connection requiring some clearing to construct the sewer connection along the western boundary. Buffer areas shown on the CDP/FDP will preserve existing trees where feasible.

v) **Transportation:**

- (1) The Residential Development Criteria recommends that all residential development address any impacts to the transportation network. The proposed project consists of only 15 residential units, which is a relatively small scale compared to the increasingly intense scale of nearby development. The project will not result in impacts to the transportation network, and the design of the project serves to provide connection of the street network through a private street connection. Adequate access for fire and rescue vehicles will also be enhanced by the construction of a pervious surface emergency vehicle turnaround at the end of the proposed private street.

vi) **Public Facilities:**

- (1) The Residential Development Criteria recommend that all residential development applications offset public facility impacts generated by their development. Since this is a small scale residential project of only 15 units, it is not anticipated to impact public systems such as schools, parks, libraries and other such facilities.

vii) **Affordable Housing:**

- (1) The Residential Development Criteria recommend that all residential development applications, including those not required to provide Affordable Dwelling Units (ADUs) in accordance with Part 8 of Article 2 of the Zoning Ordinance, address the affordable housing needs of the County. The proposed project addresses these needs through a monetary contribution to the Housing Trust Fund or other entity as approved by the Board, with the amount determined in accordance with the Board policy and that of the Comprehensive Plan.

viii) **Heritage Resources:**

- (1) The project area does not contain sites or structures which qualify as heritage resources; therefore the Residential Development Criteria regarding heritage resources does not apply in this instance.

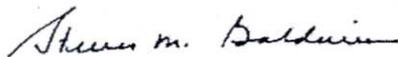
4) **COMPLIANCE WITH THE ZONING ORDINANCE:**

The proposed Application conforms to the purpose and intent of the PDH-4 District:

- a) Minimum District Size: 2 acres. The subject property is 3.9481 acres.
- b) The proposed community design encourages innovative and creative design and facilitates use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses:
 - i) By orienting the units along the contour, perpendicular to Hayfield Road, and designating walkout basements, the site design minimizes grading, disturbance, and visibility from Hayfield Road.
- c) The proposed design insures ample provision and efficient use of open space by clustering, use of attached product, using a private street, and minimizing grading.
- d) The proposed design promotes high standards in the layout, design and construction of residential development.
- e) The proposed design promotes a balanced development of mixed housing types by mixing traditional townhome architecture with semi-detached units.
- f) The proposed design substantially conforms to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. The proposed design does not exceed the density or intensity permitted by the adopted comprehensive plan.
- g) The proposed design is such that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. Conventional zoning districts would have results in more rigid development criteria resulting in more grading and disturbance for a public road, and larger lot sizes resulting in less open space and tree preservation.
- h) The proposed design efficiently utilizes the available land, and protects and preserves to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
- i) The proposed design is designed to prevent substantial injury to the use and value of existing surrounding development, and to not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
- j) The proposed design is located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed.
- k) The proposed development incorporates infill property and places housing unit types in proximity to existing development with compatible densities.
- l) The townhome development constructed under the PDH-4 District is oriented away from the Hayfield Road and the existing stream valley.
- m) The townhome development will contain buffers with a minimum width of 25 feet.

In light of the foregoing, the applicant respectfully requests approval of this rezoning application. Please contact me if you have any questions, or require further information.

Very truly yours,



Steven M. Baldwin
President
WW/B Palisades Development LLC

Cc: Danny and Deborah Rich, Property Owners

REZONING AFFIDAVIT

DATE: September 27, 2010
 (enter date affidavit is notarized)

I, Steven M. Baldwin, President, WV/B Palisades Development LLC, 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

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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
WV/B palisades Development LLC	13501 Cavanaugh Drive, Rockville, MD 20850	Applicant/Contract Purchaser
Steven M. Baldwin	WV/B Palisades Development LLC 13501 Cavanaugh Drive, Rockville, MD 20850	President
Daniel J. Rich	12307 Charles Lacy Dr., Manassas, VA 20112	Title Owner
Deborah A. Rich	12307 Charles Lacy Dr., Manassas, VA 20112	Title Owner
Howard Wallach	1824 Battery Park St., Vienna, VA 22182	Real Estate Broker
Walter L. Phillips, Inc.	207 Park Ave., Fall Church, VA 22046	Engineer
Wetlands Studies & Solutions, Inc.	5300 Wellington Branch Dr., Suite 100 Gainesville, VA 20155	Environmental Consultant
Geo-Technology Associates, Inc.	43760 Trade Center Pl, Suite 110 Sterling, VA 20166	Geotechnical Engineer

(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 AFFIDAVIT

DATE: September 27, 2010
(enter date affidavit is notarized)

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)

WV/B Palisades Development LLC, a California limited liability company
13501 Cavanaugh Drive
Rockville, MD 20850

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Watt Investments LLC, a California limited liability company
Steven M. Baldwin, Individual

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

Managers: Steven M. Baldwin, James J. Maginn, Nadine I. Watt

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 27, 2010
(enter date affidavit is notarized)

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)

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 27, 2010
(enter date affidavit is notarized)

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: September 27, 2010
(enter date affidavit is notarized)

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.)
NONE

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

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

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Steven M. Baldwin
 Applicant Applicant's Authorized Agent

Steven M. Baldwin, President

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

Subscribed and sworn to before me this 27th day of SEPTEMBER 2010, in the State/Comm. of MARYLAND, County/City of MONTGOMERY.

Lawrence P. Rednick
Notary Public

My commission expires:

LAWRENCE P. REDNICK
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES JANUARY 10, 2012

Rezoning Attachment to Par. 1(b)

DATE: September 27, 2010
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Watt Investments LLC, a California limited liability company

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)

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)
Steven M. Baldwin, Individual
13501 Cavanaugh Drive
Rockville, MD 20850

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 Attachment to Par. 1(b)

DATE: September 27, 2010
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Watt Companies, Inc., a California corporation

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)
Watt Ventures, Inc., a California corporation (sole member)

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

James J. Maginn, President, J. Scott Watt, Vice President, Ryoko Takata, Vice President, Eric Svensson, CFO, Christopher Chase, Secretary, Mark S. Humphreys, Asst. Secretary, J. Scott Watt, Director, Janet Van Huisen, Director, Radine Sally Oxley, Director

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Watt Ventures, Inc., a California corporation

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)

J. Scott Watt, Trustee of the James Scott Watt 1998 Trust, effective October 16, 1998 (Trustee J. Scott Watt, Beneficiary J. Scott Watt)
J. Scott Watt, Trustee of the Nadine Irma Watt 1986 Trust (Trustee J. Scott Watt, Beneficiary Nadine Irma Watt)
J. Scott Watt, Trustee of the Raymond Aneas Watt II 1988 Trust (Trustee J. Scott Watt, Beneficiary Raymond A. Watt II)
J. Scott Watt, Trustee of the Radine Michelle Albachten June 27, 1985 Trust, (Trustee J. Scott Watt, Beneficiary Radine Albachten Smith)

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

James J. Maginn, President, J. Scott Watt, Vice President, Ryoko Takata, Vice President, Eric Svensson, CFO, Christopher Chase, Secretary, Mark S. Humphreys, Asst. Secretary, J. Scott Watt, Director, Janet Van Huisen, Director, Radine Sally Oxley, Director

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

Rezoning Attachment to Par. 1(b)

DATE: September 27, 2010
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Watt Companies, Inc., a California corporation

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)
Watt Ventures, Inc., a California corporation (sole member)

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

James J. Maginn, President, J. Scott Watt, Vice President, Ryoko Takata, Vice President, Eric Svensson, CFO, Christopher Chase, Secretary, Mark S. Humphreys, Asst. Secretary, J. Scott Watt, Director, Jenet Van Huisen, Director, Radline Sally Oxley, Director

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Watt Ventures, Inc., a California corporation

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)

J. Scott Watt, Trustee of the James Scott Watt 1998 Trust, effective October 16, 1998 (Trustee J. Scott Watt, Beneficiary J. Scott Watt)
J. Scott Watt, Trustee of the Nadine Irma Watt 1986 Trust (Trustee J. Scott Watt, Beneficiary Nadine Irma Watt)
J. Scott Watt, Trustee of the Raymond Aneas Watt II 1988 Trust (Trustee J. Scott Watt, Beneficiary Raymond A. Watt II)
J. Scott Watt, Trustee of the Radine Michelle Albachten June 27, 1985 Trust, (Trustee J. Scott Watt, Beneficiary Radine Albachten Smith)

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

James J. Maginn, President, J. Scott Watt, Vice President, Ryoko Takata, Vice President, Eric Svensson, CFO, Christopher Chase, Secretary, Mark S. Humphreys, Asst. Secretary, J. Scott Watt, Director, Jenet Van Huisen, Director, Radline Sally Oxley, Director

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

Rezoning Attachment to Par. 1(b)

DATE: September 27, 2010
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Watt Ventures, Inc., a California corporation

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)

Janet S. Segal, n/k/a Janet Watt Van Huisen, trustee of the Molly Brei Segal 1992 Trust (Trustee Janet S. Segal, Beneficiary Sadie Williams)
Janet S. Segal, n/k/a Janet Watt Van Huisen, trustee of the Janet Watt Van Huisen 1985 Family Trust (Trustee Janet Watt Van Huisen, Beneficiary Janet Watt Van Huisen)

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

James J. Maginn, President, J. Scott Watt, Vice President, Ryoko Takata, Vice President, Eric Svensson, CFO, Christopher Chase, Secretary, Mark S. Humphreys, Asst. Secretary, J. Scott Watt, Director, Janet Van Huisen, Director, Radine Sally Oxley, Director

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.
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- 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 Attachment to Par. 1(b)

DATE: September 27, 2010
(enter date affidavit is notarized)

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

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

Wetlands Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

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)

Michael S. Rolband

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

Michael S. Rolband - President, Mark W. Headly - Executive VP, Linda M. Mountel - Executive VP - HR/Secretary-Treasurer, William E. Nell - Sr. VP, Brian M. Chromey - VP-Engineering, Frank R. Graziano - VP-Engineering, Richard P. Hudson - VP-Survey, Daniel C. Lucey - VP-regulatory, Ian F. Smith - VP-Engineering

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 Attachment to Par. 1(b)

DATE: September 27, 2010
(enter date affidavit is notarized)

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

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

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

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)

Jeffrey J. Stuchel
Brian G. Baillargeon

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

Jeffrey J. Stuchel - President
Brian G. Baillargeon - Executive Vice President

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.



County of Fairfax, Virginia

MEMORANDUM

DATE: April 8, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: RZ/FDP 2010-LE-018
7309 Hayfield Road

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning application for this property and the revised Conceptual / Final Development Plan (CDP/FDP) dated March 14, 2011. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7 and 8, 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 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. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 10, the Plan states:

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

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

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 14 and 15, the Plan states:

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

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

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.
- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

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

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on 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.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on 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
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources

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

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

Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.”

ENVIRONMENTAL ANALYSIS

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

Resource Protection Area/Environmental Quality Corridor: The 3.95-acre subject property is located within the Dogue Creek Watershed. An unnamed tributary which is Resource Protection Area (RPA) as well as Environmental Quality Corridor (EQC) traverses in a north-south direction west of the subject property. Adjoining land which is located partially on the subject property is also RPA and EQC. A field-verified RPA boundary as delineated by the applicant and an EQC boundary are depicted on the development plan. The EQC boundary extends beyond the RPA boundary. Staff finds the EQC boundary, as shown on the development plan, to be an accurate delineation of the EQC. Consistent with the EQC policy,

the RPA/EQC stream valley will remain undisturbed except for a perpendicular cut through the stream valley for a public sewer connection.

Water Quality/Stormwater Management/Adequate Outfall: The development plan depicts the following measures to accommodate stormwater management control requirements:

- Three infiltration areas are proposed for the development – two areas are proposed to be located on the north end of the development, and a third area is proposed to be located on the south end of the development adjacent to Hayfield Road;
- Approximately 1.1 of the subject property located north and west will be preserved as undisturbed open space (note: a portion of the RPA/EQC falls within this area to be preserved);
- A grass swale is proposed on the southeast corner of the development.

In the event that soils are not conducive to good infiltration, the applicant is encouraged to depict other possible measures on the development plan as an alternative in order to achieve the necessary water quality control benefits for this development.

The outfall narrative indicates that runoff from the property flows predominately northwest towards an unnamed tributary as well as south towards Hayfield Road into an existing culvert which ultimately drains into Dead Run. The agent for the applicant indicates that the outfall for the site is adequate. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

Tree Preservation: Approximately 25% of the subject property will be preserved in a conservation easement on the northwest portion of the site. This preservation area is characterized by both evergreen and deciduous canopy.

Green Building: This 3.95-acre site is planned for residential development at 3-4 dwelling units per acre, and the current proposal seeks approval for 10 dwelling units, at an overall density of 2.53 dwelling units per acre. In support of the Policy Plan's green building guidance, the applicant is encouraged to provide a proffered commitment for the attainment of Energy Star Qualified Homes, Earthcraft House or LEED for Homes for each dwelling unit.

COUNTYWIDE TRAILS MAP

The Countywide Trails Plan depicts a minor paved trail on the northeast side of Hayfield Road immediately adjacent to the subject property. Aerial photography indicates that this trail currently exists.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: March 16, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 2010-MA-011)

SUBJECT: RZ/FDP 2010-LE-018; WV/B Palisades Development LLC
Land Identification Map: 91-3-((1))-73

This department has reviewed the rezoning plat revised March 14, 2011. We offer the following comments:

- An access management exception for the site's entrance onto Hayfield Road will be required by VDOT due to its proximity to an existing unsignalized full access intersection. The applicant should examine opportunities to consolidate entrances with the adjacent property in order to gain access to the existing crossover.
- The applicant's current plan displays a new four foot sidewalk along the internal street with potential wheelchair passing maneuvers occurring in residential driveways. This configuration compromises safety and should be remedied by widening the internal sidewalk to a minimum of five feet to achieve sufficient ADA accessibility.
- On Hayfield Road where a four foot sidewalk already exists, a five foot passing area should be provided in a safe location near the curb ramp at the site's access to Hayfield Road.

AKR/MEC



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

March 30, 2011

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: RZ/FDP 2010-LE-018; 7309 Hayfield Road
Tax Map No: 91-3 ((1)) 73

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the subject plan and offer the following comments:

1. The subdivision will access Hayfield Road via a right turn in/right turn out. The applicant should consider providing interparcel access to the Baptist Church for median break access along Hayfield Road.
2. The location of the subdivision entrance, although best suited for the lot yield, may require an Access Management Exception.



County of Fairfax, Virginia

MEMORANDUM

DATE: April 28, 2011

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

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

SUBJECT: Rezoning/Final Development Plan Application #RZ/FDP 2010-LE-018,
Palisades Development, Conceptual/Final Development Plan dated April 8,
2011, LDS Project #5318-ZONA-002-3, Tax Map #91-3-01-0073, Mason
District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. An RPA Delineation Study was approved on January 4, 2011, #6105-RPA-003-1. No encroachment into the RPA is proposed. The sanitary sewer extension in the RPA is exempt from the CBPO.

Water quality controls are required for this development (PFM 6-0401.2A). A conservation easement, 2 infiltration facilities and permeable pavers are depicted on the plat.

- Conservation easements eligible to be used for BMP land credit must be located in perpetually undisturbed areas (PFM Table 6.3).
- The permeable pavers have not been proposed to provide a portion of the minimum required water quality controls, therefore, the use of this type of pavement system in a single-family residential area does not have to be approved by the Board of Supervisors (PFM 6-1304.2). At the site plan stage, these pavers will not be able to be used for water quality credit.

Floodplain

There are regulated floodplains on the property. A floodplain study for this property was approved in 1998, #9537-FP-01-1. Should any disruption of the floodplain be proposed, a use determination from this office will be required for site plan approval (ZO 2-903 paragraph 1).



St. Clair Williams, Staff Coordinator
Rezoning/FDP Application #RZ/FDP 2010-LE-018, Palisades Development
April 28, 2011
Page 2 of 2

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The two infiltration facilities are depicted on the plan. Detention facilities under pavement are discouraged since repair and replacement can be costly (Technical Memorandum #10-4).

The pervious pavers will not provide any of the required detention on the site and, therefore, do not need to be approved by the Board of Supervisors in conjunction with this zoning case. At the site plan stage, these pavers will not be available for use in the detention calculations.

Site Outfall

An outfall narrative has been provided.

Stormwater Planning Comments

The watershed plan for Dogue Creek Watershed was adopted earlier this year. In the plan, the stream adjacent to this property received a Channel Evolution Model rating of 3 for widening – the most unstable of all the stages. The habitat along the adjacent stream's banks is rated as fair. It is suggested that water quality controls greater than the minimum PFM requirement might be appropriate for this site.

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

BF/

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



County of Fairfax, Virginia

MEMORANDUM

April 20, 2011

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Palisades Development, RZ/FDP 2010-LE-018

RE: Request received April 13, 2011 to review draft proffers, dated April 6, 2011

I have reviewed the most recent draft proffers for the above referenced RZ/FDP dated April 6, 2011. All Forest Conservation Branch staff comments regarding recommended revisions to the proffers have been incorporated into the language of this most recent draft.

Based on Forest Conservation Branch staff review, the April 6, 2011 draft is recommended for approval.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 159524

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

March 23, 2011

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HCW*
Forest Conservation Branch, DPWES

SUBJECT: Palisades Development, RZ/FDP 2010-LE-018

RE: Request for review received March 16, 2011

I have reviewed the above referenced rezoning application and proposed final development plan, stamped as received by the Zoning Evaluation Division (ZED) on March 14, 2011. The following comments and recommendations are based on this review and a site visit conducted on January 6, 2010 during review of the previous submission of this application.

1. **Comment:** Paragraph 6, note 7 of the Tree Preservation Narrative deals with the possibility of work that may be necessary within tree preservation area. The note does not include Urban Forest Management Division prior approval of mitigation measures for work within tree preservation areas.

Recommendation: Revise note 7, in paragraph 6, as follows: "IN THE EVENT CONSTRUCTION ACTIVITY BECOMES NECESSARY WITHIN ANY TREE PRESERVATION AREA, PROTECTION FOR VEGETATION AND NATIVE ORGANIC GROUND COVER SHALL BE PROVIDED. ANY WORK WITHIN TREE PRESERVATION AREAS AND MEASURES TO MITIGATE IMPACTS TO TREES TO BE PRESERVED SHALL BE SUBMITTED TO URBAN FOREST MANAGEMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF THE WORK."

2. **Comment:** The Invasive Plant Narrative states that "all invasive plants are to be removed by hand to minimize site disturbance within limits of tree save areas that are counted toward tree cover credit." Trees intended for preservation must be protected regardless of whether or not they are counted for tree canopy credit.

Recommendation: Require deletion of the phrase "...that are counted toward tree cover credit" from the above referenced note.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 159524

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division

12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

January 7, 2011

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HUN*
Forest Conservation Branch, DPWES

SUBJECT: 7309 Hayfield Road, RZ/FDP 2010-LE-018

RE: Request received January 3, 2010 to review RZ/FDP 2010-LE-018

I have reviewed the above referenced rezoning application and proposed final development plan, stamped as received by the Zoning Evaluation Division (ZED) on December 6, 2010. The following comments and recommendations are based on this review and a site visit conducted on January 6, 2010.

1. **Comment:** Sanitary sewer installation is proposed within the RPA. While this is an allowable encroachment, any disturbance outside the easement shall be mitigated.

Recommendation: Require the Applicant to amend the plan note indicating the sanitary sewer extension to read as follows: "ANY TREE LOSS OUTSIDE THE DESIGNATED EASEMENT THAT RESULTS FROM DISTURBANCE DURING SEWER INSTALLATION SHALL BE MITIGATED WITH REPLACEMENT PLANTING AS REQUIRED BY PFM 12-0516.4 AND CHAPTER 118 OF THE CODE."

2. **Comment:** Paragraph 6, note 7 of the Tree Preservation Narrative deals with the possibility of work that may be necessary within tree preservation area. The note does not include Urban Forest Management Division prior approval of mitigation measures for work within tree preservation areas.

Recommendation: Revise note 7, in paragraph 6, as follows: "IN THE EVENT CONSTRUCTION ACTIVITY BECOMES NECESSARY WITHIN ANY TREE PRESERVATION AREA, PROTECTION FOR VEGETATION AND NATIVE ORGANIC GROUND COVER SHALL BE PROVIDED. ANY WORK WITHIN TREE PRESERVATION AREAS AND MEASURES TO MITIGATE IMPACTS TO TREES TO BE PRESERVED SHALL BE SUBMITTED TO URBAN FOREST MANAGEMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF THE WORK."

3. **Comment:** The Invasive Plant Narrative states that "all invasive plants are to be removed by hand to minimize site disturbance within limits of tree save areas that are counted toward



7309 Hayfield Road
RZ/FDP 2010-LE-018
January 7, 2011
Page 2 of 2

tree cover credit.” Trees intended for preservation must be protected regardless of whether or not they are counted for tree canopy credit.

Recommendation: Require deletion of the phrase “...that are counted toward tree cover credit” from the above referenced note.

4. **Comment:** The statement of justification, in 2.iii, states that “the developed area will be clustered and separated from surrounding development by vegetative buffers with a minimum width of 25 feet with greater buffer widths in the northern and western portions of the development.” Existing trees will be removed from the 25-foot wide area along the eastern property boundary, and proposed planting is not adequate to provide an effective buffer.

Recommendation: Require additional planting within the designated buffer area along the eastern boundary of the site to provide an effective buffer.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 157521

cc: RA File
DPZ File





Department of Facilities and Transportation Services

FAIRFAX COUNTY
PUBLIC SCHOOLS

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

March 29, 2011

TO: St. Clair Williams
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: RZ/FDP 2010-LE-018, Hayfield Road

ACREAGE: 3.94 acres

TAX MAP: 91-3 ((1)) 73

PROPOSAL: Rezone property from the R-1 District to the PDH-4 District to permit 10 single family detached dwelling units.

COMMENTS: This revises a previous memo dated January 5, 2011, to reflect the applicant's change from 15 single family attached dwellings to 10 single family detached dwellings.

The proposed rezoning area is within the Lane Elementary and Hayfield Secondary 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
Lane ES	831	740	748	83	809	22
Hayfield MS	1215	982	958	257	1044	171
Hayfield HS	2235	1959	1960	275	1939	296

Capacity and enrollment are based on the FCPS FY 2012-16 CIP.

The school capacity chart shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2015-16 and are updated annually. 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 two lots from the R-1 District to the PDH-4 District to permit 10 single family detached homes. The lot contains 3.94 acres and is developed with a single family detached home.

The chart below shows the number of anticipated students by school level based on the current]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	.266	10	3	.266	1	0
Middle	.084	10	1	.084	1	0
High	.181	10	2	.181	1	0
			6 total			
				0 total		

SUMMARY:

Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 6 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$56,268 (6 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 Hayfield HS pyramid and/or to Cluster IV 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.

Attachment: Locator Map

cc: Brad Center, School Board, Lee 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
 Scott Brabrand, Cluster IV, Assistant Superintendent
 Jay Nocco, Principal, Lane Elementary School
 David Tremaine, Principal, Hayfield Secondary 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: March 28, 2011

SUBJECT: RZ-FDP 2010-LE-018 Revised, 7309 Hayfield Road
Tax Map Number: 91-3 ((1)) 73

BACKGROUND

The Park Authority staff has reviewed the revised Conceptual/Final Development Plan dated March 14, 2011 for the above referenced application. The information within this memorandum supersedes comments provided on February 7, 2011 in reference to the plan set dated December 3, 2010. The Development Plan shows 10 new single-family detached homes on a 3.95-acre parcel to be rezoned from R-1 to PDH-4. Based on an average single-family detached household size of 2.87 in the Rose Hill Planning District, the development could add 26 new residents (10 new households – 1 existing = $9 \times 2.87 = 25.83$) to the Lee 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). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The subject parcel is in the RH-4 Lehigh Community Planning Sector, in the Rose Hill Planning District, Area IV of the County Comprehensive Plan. District-wide recommendations for the entire Planning District emphasize the need for adequate recreational activities particularly as redevelopment occurs in accordance with the Comprehensive Plan and the population grows. Planning Sector recommendations highlight the importance of trails in this sector – both for the sector and the overall County system – and the need for heritage resource studies to precede any development or ground disturbance in this sector. (Area IV, Rose Hill Planning District, RH-4 Lehigh Community Planning Sector, Area-Wide Recommendations, Parks and Recreation, p. 73, 76).

ANALYSIS AND RECOMMENDATIONS

Needs Assessment and Facility Standards Analysis:

Parks within the Planning Sector include Tara Village, Beulah Road, Manchester Lakes, and the Olander and Margaret Banks Community Park. The Banks Park is in close proximity to the applicant's parcel and is currently in the master planning process. There is additional need for all types of parkland and recreational facilities in this area. Existing nearby parks meet only a portion of the demand for parkland generated by residential development in the RH-4 Lehigh Community Planning Sector. In addition to parkland, the recreational facilities in greatest need in this area include trails, basketball courts, rectangle fields, playgrounds, and youth baseball fields.

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 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. Whenever possible, the facilities should be located within the residential development site. With 10 non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$16,000. 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.

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 \$23,066 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Onsite Facilities:

The development plan (Sheet 3) shows a community recreation area in the northern tip of the parcel, just south of the proposed conservation easement. According to the landscape and tree save information provided on the plans, the area would be a small hardscape open area bounded by a landscaped area on one side and permeable pavers on the other. The revised plan set includes text (Note 8, Sheet 4A) describing possible amenities to be provided within this area, including picnic tables, benches, a grill and one climbing set. The Park Authority emphasizes the importance of providing onsite recreational amenities and encourages the applicant to provide additional detail on the features to be included in the recreation area as the design progresses. Information regarding the elements of the recreation area should also be included in any proffer language prepared. Should the applicant have questions, the Park Authority is available to discuss options and ideas further.

Natural Resources Impact:

The Park Authority owns and operates the Banks Park property near the applicant's parcel. To protect the environmental health of Park Authority land (less than 1,000 feet from the subject parcel), all plant materials installed in the applicant's parcel should be non-invasive to reduce the spread of invasive species.

Cultural Resources Impact:

The subject parcel was subjected to archival review. As a result of this review, it is known that the structure on the applicant's parcel dates to the time period between 1937 and 1953. In addition, the area contains moderate potential for Native American sites.

Comprehensive Plan language for this planning sector specifically cites the need for heritage resource studies to precede any development or ground disturbance, both on public and private land, in this sector (Area IV, Rose Hill Planning District, RH-4 Lehigh Community Planning Sector, p. 73). Therefore, the Park Authority recommends that the structure dating between 1937 and 1953 be documented prior to demolition. In addition, the Park Authority recommends a Phase I archaeological survey be completed to determine the presence or absence of archaeological sites. If sites are found, Phase II archaeological testing is recommended to determine if sites are eligible for inclusion into the National Register of Historic Places. Finally, if found sites are eligible, the Park Authority recommends avoidance or a Phase III archaeological data recovery, if the sites cannot be avoided. The applicant is encouraged to contact the Cultural Resources Management staff with questions.

At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Elizabeth Crowell) within 30 days of completion of the study.

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:

Proposed Units	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family attached/Townhouse units	\$16,000	\$23,066	\$39,066
Total	\$16,000	\$23,066	\$39,066

In addition, the analysis identified the following major issues:

- Provide specific recreational amenities in the community recreation area, as described in Note 8 on Sheet 4A; include specific proffer language describing amenities to be provided
- All plant materials installed in the applicant's parcel should be non-invasive to reduce the spread of invasive species on nearby parkland
- The structure dating between 1937 and 1953 should be documented prior to demolition

- Conduct a Phase I archaeological survey; if sites are found Phase II archaeological testing is recommended to determine if sites are eligible for inclusion into the National Register of Historic Places. Finally, if found sites are eligible, the Park Authority recommends avoidance or a Phase III archaeological data recovery, if the sites cannot be avoided

FCPA Reviewer: Anna Bentley
DPZ Coordinator: St. Clair Williams

Copy: Cindy Walsh, Director, Resource Management Division
Elizabeth Crowell, Manager, Cultural Resource Management Protection & Section
Chron Binder
File Copy

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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: January 10, 2011

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2010-LE-018
Tax Map No. 091-3-((01) - 0073

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 DOGUE CREEK (L) watershed. It would be sewered into the Noman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 15 inch Line located in AN EASEMENT and APPROX. 140 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:



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

RECEIVED
Department of Planning & Zoning

JAN 11 2011

Zoning Evaluation Division

PLANNING & ENGINEERING
DIVISION

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

January 6, 2011

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

Re: RZ 2010-LE-018
FDP 2010-LE-018
7309 Hayfield Road
Tax Map: 91-3

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 16-inch water main located in Hayfield Road. 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

Enclosure

cc: Aaron Vinson, Walter Phillips, Inc.
Steven Baldwin, WV/B Palisades Development



County of Fairfax, Virginia

MEMORANDUM

DATE: January 3, 2011

TO: Barbara Berlin, 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-LE-018

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 #437, **Kingstowne**
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.



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 other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) *Layout:* The layout should:
 - provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;

- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

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, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and low-impact site design techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
- Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
 - The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;

- Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs:* Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

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. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first

building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of 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. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the “base level” of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the “high end” of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

16-102 Design Standards

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

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

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

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

16-102 Design Standards

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

GLOSSARY

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

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

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

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

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

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

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

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

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

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted 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		