



APPLICATION ACCEPTED: June 22, 2009
PLANNING COMMISSION I: July 15, 2010
PLANNING COMMISSION II: July 7, 2011
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

June 23, 2011

STAFF REPORT ADDENDUM

APPLICATION PRC A-502-02
WAIVER #15797-WPFM-001-1

HUNTER MILL DISTRICT

APPLICANT: Fairways I and Fairways II Residential, LLC

ZONING: PRC

PARCEL(S): 17-2 ((18)) 1 and 17-2 ((19)) 2A

ACREAGE: 18.82 acres

DENSITY: 42.72 du/ac

OPEN SPACE: 38%

PLAN MAP: Planned Residential Community

PROPOSAL: The applicant seeks PRC Plan approval to redevelop 18 existing 3-story apartment buildings containing 348 multifamily units with three multifamily buildings (673 units) and 131 single-family attached units for a total of 804 residential units.

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC A-502-02, subject to the draft development conditions contained in Attachment 1.

St. Clair Williams

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



Staff recommends approval of a modification of the loading space requirement to allow a total of nine loading spaces instead of 10.

Staff recommends approval of a waiver of the Public Facilities Manual (PFM Section 6-0301.3) to allow use of an underground stormwater management (SWM) vault in a residential development, subject to the Waiver conditions dated April 21, 2011 contained in Attachment 2.

Staff recommends approval of a waiver of the PFM (Section 6-1304.2) to allow pervious pavement for parking spaces, walkways, and pedestrian plazas within a single family attached residential development.

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

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

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

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

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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).

Planned Residential Community

PRC A-502-02



Applicant: FAIRWAYS I RESIDENTIAL, L.L.C. AND FAIRWAYS II RESIDENTIAL, L.L.C.
Accepted: 06/22/2009
Proposed: MULTI-FAMILY WITH SUPPORT RETAIL
Area: 18.82 AC OF LAND; DISTRICT - HUNTER MILL
Located: 11555 AND 11627 NORTH SHORE DRIVE
SOUTHWEST CORNER OF NORTH SHORE DRIVE
AND FAIRWAYS DRIVE (AS TO PARCEL 0001) AND
EAST OF INTERSECTION OF NORTH SHORE DRIVE
AND WAINWRIGHT DRIVE
Zoning: PRC
Map Ref Num: 017-2- /18/ 0001 017-2- /19/ 0002A

