



APPLICATION ACCEPTED: April 29, 2011
PLANNING COMMISSION: September 29, 2011
BOARD OF SUPERVISORS: October 18, 2011 @ 3:30pm

County of Fairfax, Virginia

WSPOD

September 15, 2011

STAFF REPORT

REZONING APPLICATION RZ/FDP 2011-SU-006

SULLY DISTRICT

APPLICANT: Landmark Atlantic Development, LLC

PRESENT ZONING: R-1, WS

REQUESTED ZONING: PDH-8, WS

PARCEL(S): 54-3 ((2)) 61, 61C

ACREAGE: 1.90 acres

DENSITY: 5.25 du/acre

OPEN SPACE: 27%

PLAN MAP: Residential; 2-3 du/ac (northern half)
Residential; 5-8 du/ac (southern half)

PROPOSAL: Request to rezone the property from the R-1 District to the PDH-8 District to permit the development of 10 single family dwelling units on the property.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2011-SU-006, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-SU-006, subject to the Board of Supervisors approval of RZ 2011-SU-006.

S.Zottl

Staff recommends approval of a waiver of the minimum district size.

Staff recommends approval of a deviation of Tree Preservation Target Area (a 52% deviation is requested).

Staff recommends approval of a modification of Section 10-104(3) of the Zoning Ordinance to allow a maximum 8 foot tall fence along the western property line (along Stone Road).

Staff recommends approval of a modification of the Transitional Screening I requirement between the attached and detached units on the subject property in favor of that shown on the CDP/FDP.

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.

N:\RZ\RZ FDP 2011-SU-006 Stone Rd\Staff Report_Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2011-SU-006

Applicant: LANDMARK ATLANTIC DEVELOPMENT, LLC
Accepted: 04/29/2011
Proposed: RESIDENTIAL
Area: 1.9 AC OF LAND; DISTRICT - SULLY

Located: EAST SIDE OF STONE ROAD APPROXIMATELY
250 FEET NORTH OF ITS INTERSECT WITH
BATTERY RIDGE LANE

Zoning: FROM R- 1 TO PDH- 8
Overlay Dist: WS
Map Ref Num: 054-3- /02/ /0061 /02/ /0061C

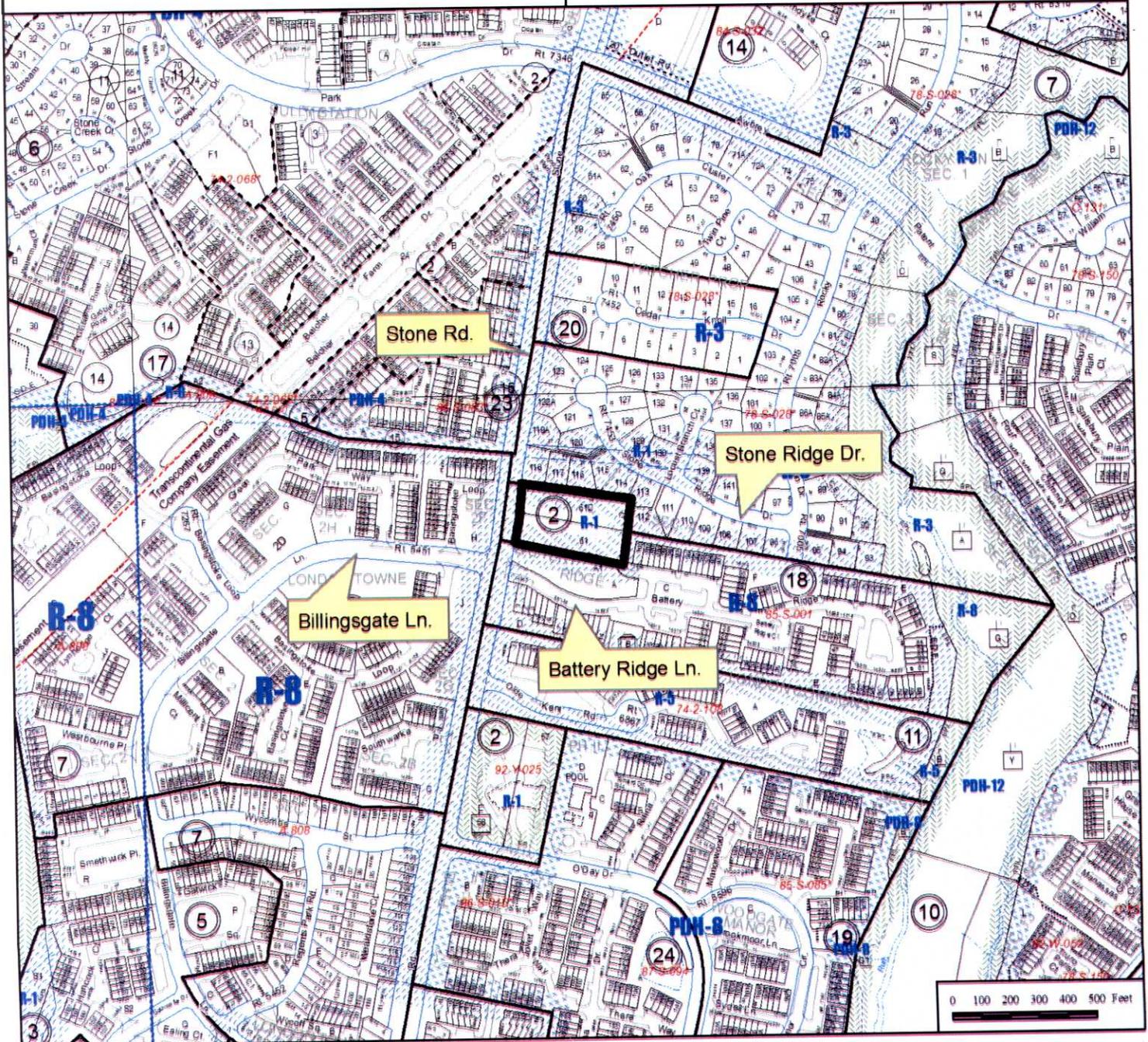
Final Development Plan

FDP 2011-SU-006

Applicant: LANDMARK ATLANTIC DEVELOPMENT, LLC
Accepted: 04/29/2011
Proposed: RESIDENTIAL
Area: 1.9 AC OF LAND; DISTRICT - SULLY

Located: EAST SIDE OF STONE ROAD APPROXIMATELY
250 FEET NORTH OF ITS INTERSECTION
WITH BATTERY RIDGE LANE

Zoning: PDH- 8
Overlay Dist: WS
Map Ref Num: 054-3- /02/ /0061 /02/ /0061C



CONCEPTUAL / FINAL DEVELOPMENT PLAN

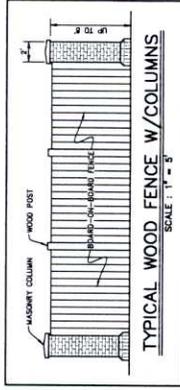
STONE ROAD PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2011-SU-006



VICINITY MAP
SCALE: 1" = 200'



TYPICAL WOOD FENCE W/ COLUMNS
SCALE: 1" = 8'

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	(1) REVISION: SEE SHEET 1 FOR REVISIONS TO THIS PLAN.	7-14-11
2	(2) REVISION: SEE SHEET 1 FOR REVISIONS TO THIS PLAN.	8-17-11

NO CHANGES OTHER THAN THOSE SPECIFIED ABOVE HAVE BEEN MADE TO THIS PLAN SINCE PREVIOUSLY SUBMITTED FOR APPROVAL.



DEVELOPER
ADVANCED ATLANTIC
2700 COMMONWEALTH BLVD
ARLINGTON, VIRGINIA 22208
(703)988-5500

TABLE OF CONTENTS
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2 EXISTING CONDITIONS PLAN & VEGETATION MAP
3 CONCEPTUAL DEVELOPMENT PLAN
4 CONCEPTUAL LANDSCAPE PLAN
5 TREE PRESERVATION PLAN
6 TREE PRESERVATION INVENTORY
7 & 8 ARCHITECTURAL ELEVATIONS

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS ARCHITECTS ENGINEERS
10000 WOODBURN AVENUE
ARLINGTON, VA 22204

DATE: APRIL 7, 2011
REVISED: JULY 14, 2011
REVISED: AUGUST 17, 2011

SHEET 1 OF 9

STONE ROAD PROPERTY
FILE # 10-506

NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 54-3(0)117 & 51C. THE SITE IS CURRENTLY ZONED R-1 & WSPD. THE PROPOSED ZONES ARE PDH-8 & WSPD.
- AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, THE PROPERTY HEREIN IS CURRENTLY UNDER THE OWNERSHIP OF:
 - MARK B. BRIDGES IN DEED BOOK 18005 AT PAGE 210
 - WILLIAM A. HENDERSON IN DEED BOOK 18020 AT PAGE 182
 - PARCEL 81C - GALE L. & THELMA A. HENDERSON IN DEED BOOK 18020 AT PAGE 182
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED NOVEMBER 2010. CONTOUR INTERVAL EQUALS 100 FEET ROAD WIDE.
- THERE ARE NO 100-YEAR FLOODPLAIN ON-SITE, NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CONSIDERATIONS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SIGNIFICANT ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY COLUMNS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY COLUMNS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEETS 2 AND 8 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLINGS WERE CONSTRUCTED IN 1940 (PARCEL 81) AND 1943 (PARCEL 81C).
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON SITE OTHER THAN THE COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT, VA 872-10-11 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, AND THE CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.

SITE TABULATIONS

REQUIRED	PROVIDED
8 DU/AC *	5.538 DU/AC *
N/R	4,500 ±
N/R	1,900 ±
N/R	4,800 ±
N/R	2,240 ±
N/R	40'
25%	SEE DETAIL ON THIS SHEET
27%	27%
20 driveway spaces	20 driveway spaces
14 total spaces	14 total spaces
14.8 spaces/lot	14.8 spaces/lot

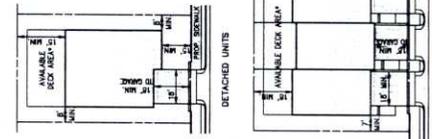
* SEE DENSITY CALCULATIONS



SOILS MAP/DATA

BLENDED DENSITY CALCULATIONS

PARCEL 81	PARCEL 81C	TOTAL
AREA 0.8524 AC	0.8519 AC	1.8043 AC
LOW END 0.2 = 1.8008 AC	0.2 = 1.7038 AC	3.5046 AC
HIGH END 0.3 = 2.6171 AC	0.3 = 2.5557 AC	5.1728 AC
ENHANCED DENSITY		
1.0 DU/AC	1.0 DU/AC	1.0 DU/AC
4.200 DU/AC	4.200 DU/AC	4.200 DU/AC
"BLENDED" LOW END		
0.8524 LOTS x 1.80253 AC = 3.502 DU/AC		
"BLENDED" HIGH END		
10.6778 LOTS x 1.80253 AC = 5.502 DU/AC		



TYPICAL LOT LAYOUTS

SCALE: 1" = 30'
NOTE: DIMENSIONS ARE TO BE SET BACK AT LEAST FIVE (5) FEET FROM PROPERTY LINES

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

- Peak flow is at a minimum rate of 1"-50" (unless it is specified on one sheet with a minimum rate of 1"-100").
- A profile depicting the stormwater management facility(ies) and limits of existing and grading, pond, infiltration, storage tanks, etc. including, energy dissipation, velocity, and stream stabilization measures shall be shown on Sheet 1.
- Provide:
 - Type & No./ Detention area (ft²)
 - Storage (ft³)
 - Volume (ft³)
 - Retention time (min)
 - Flow rate (cfs)
 - Flow rate (gpm)
 - Flow rate (MGD)
- On-site storage, detention, and infiltration systems are shown on Sheet 1. Pond list and outlet pipe systems are shown on Sheet 1.
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- A description of how the outlet requirements, including stormwater, are to be managed on-site (i.e., drainage easement), of the Public Facilities Division will be included in provision on Sheet 1.
- On-site storage, detention, and infiltration systems are shown on Sheet 1. Pond list and outlet pipe systems are shown on Sheet 1.
- A submission shall be required for:
 - Stormwater management is not required because: N/A

Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3000 KROGER DRIVE SUITE 210 FARMINGTON, MISSISSIPPI 39201
 (601) 727-7777 FAX (601) 727-7777

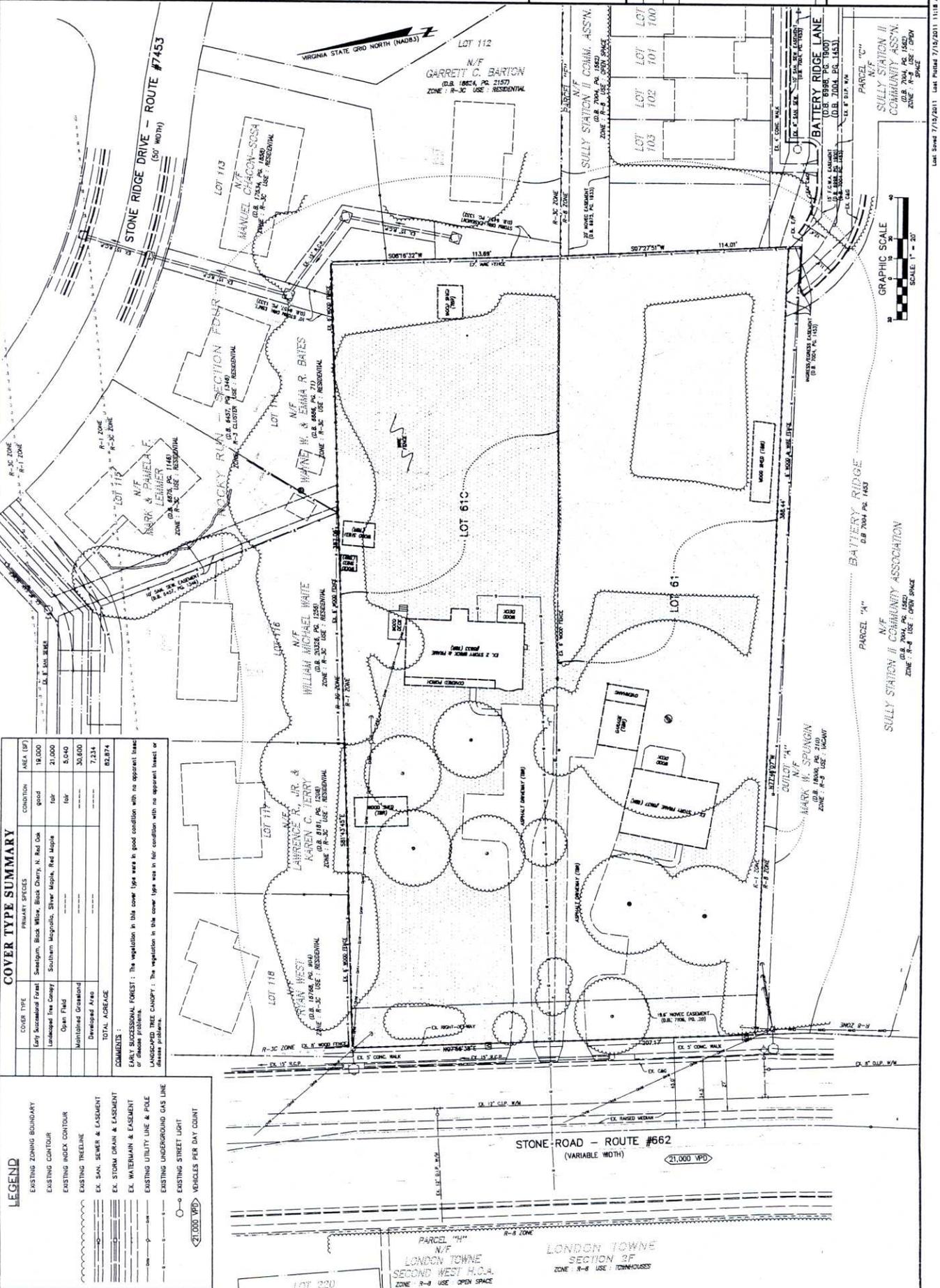
NO. DATE
 REVISION: PROGRESS TO APPROVAL

STONE ROAD PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 EXISTING CONDITIONS PLAN & VEGETATION MAP



NO.	DESCRIPTION	DATE
1	PRELIMINARY	APR 2011
2	REVISED	APR 2011

PROJECT NO.	10-508
SHEET NO.	2
TOTAL SHEETS	9
DATE	APR 2011
SCALE	1" = 20'
PROJECT	STONE ROAD
OWNER	STONE ROAD COMMUNITY ASSN.



COVER TYPE SUMMARY

COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (SF)
Early Successional Forest	Sweetgum, Black Willow, Black Cherry, N. Red Oak	good	19,000
Landscaped Tree Canopy	Southern Magnolia, Silver Maple, Red Maple	fair	21,000
Open Field		fair	5,040
Multistrata Grassland			30,000
Developed Area			7,234
TOTAL ACRES			82,874

COMMENTS:
 EARLY SUCCESSIONAL FOREST: The vegetation in this cover type was in good condition with no apparent insect or disease problems.
 LANDSCAPED TREE CANOPY: The vegetation in this cover type was in fair condition with no apparent insect or disease problems.

- LEGEND**
- EXISTING ZONING BOUNDARY
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - EXISTING TREELINE
 - EX. SAN. SEWER & EASEMENT
 - EX. STORM DRAIN & EASEMENT
 - EX. WATERMAIN & EASEMENT
 - EXISTING UTILITY LINE & POLE
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING STREET LIGHT
 - VEHICLES PER DAY COUNT



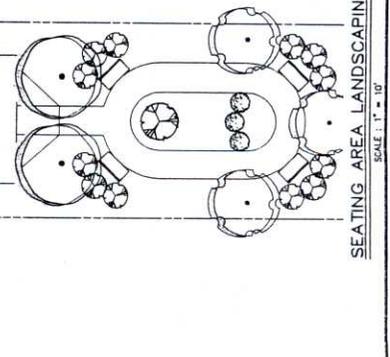
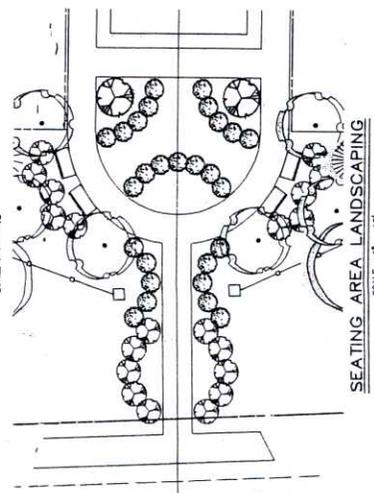
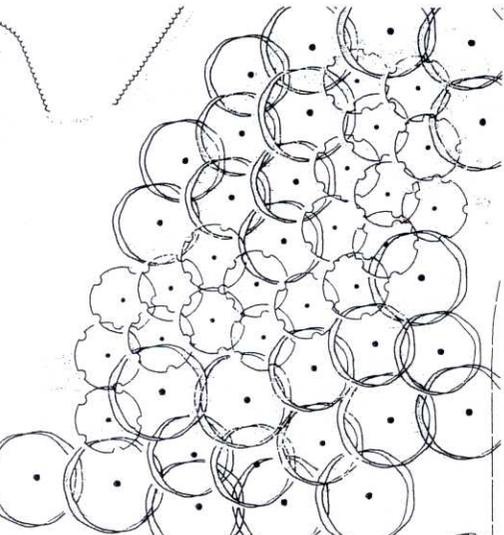


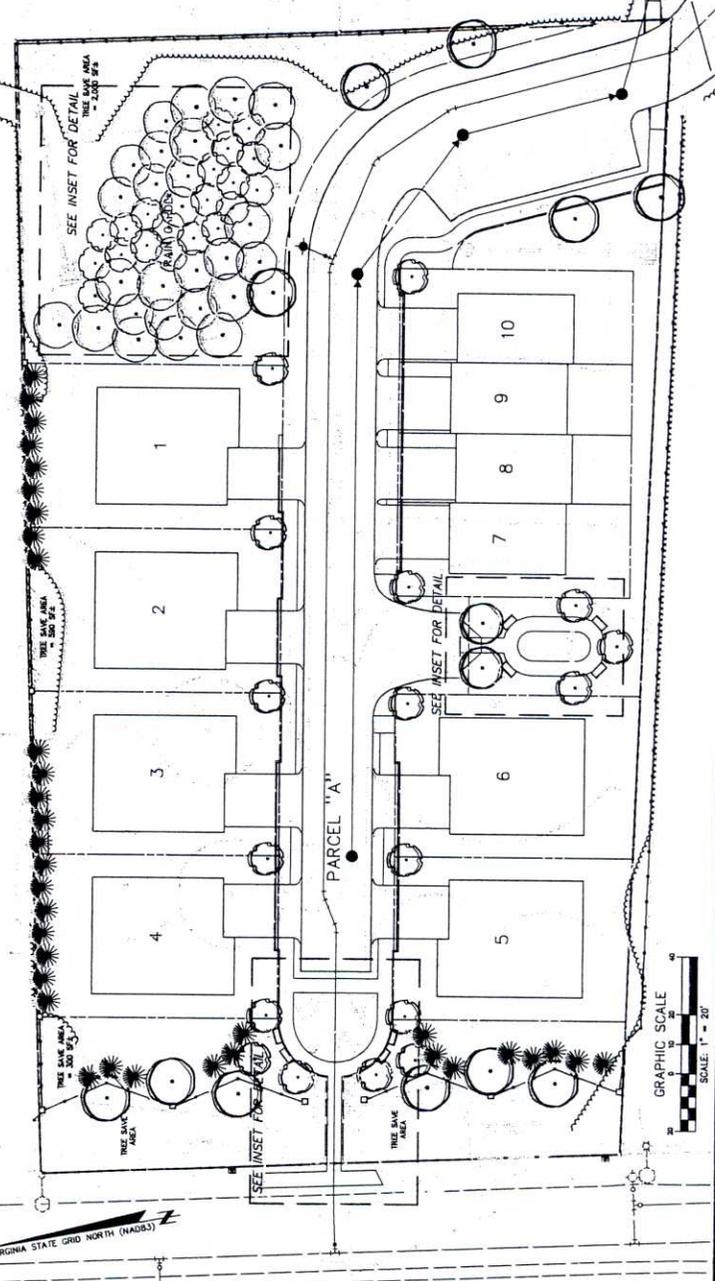
Table 12.10 - 10-YEAR TREE CANOPY CALCULATION WORKSHEET

Item	Description	Area (SF)	Canopy Factor	Canopy Area (SF)
1	Area of canopy to be planted	48,000 SF	0.25	12,000 SF
2	Area of canopy to be planted for canopy cover	14,500 SF	0.25	3,625 SF
3	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
4	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
5	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
6	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
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45	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
46	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
47	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
48	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
49	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF
50	Area of canopy to be planted for canopy cover	1,500 SF	0.25	375 SF

LEGEND

- CAT. III & IV SHADE TREE (2" CAL.) (E.G. RED MAPLE, YELLOW BIRCH, ASPEN, BIRCH, REDWOOD)
- CAT. I, II & EVERGREEN TREE (2" CAL.) (E.G. ARBORVITAE, RETICULATE WHITE OAK)
- CAT. I ORNAMENTAL TREE (2" CAL.) (E.G. JAPANESE SPRING BURNING BUSH)
- MEDIUM-LARGE DECIDUOUS SHRUB
- SMALL EVERGREEN SHRUB
- GROUND COVER AND/OR PERENNIALS

LOCATIONS TO BE DETERMINED BY THE LANDSCAPER. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED BY THE LANDSCAPER. FINAL LOCATIONS AND SPECIES MAY VARY WITH FINAL CONDITIONS & UNDERGROUND UTILITY LOCATIONS.



CPJ Charles P. Johnson & Associates, Inc.
 Planners Engineers Landscape Architects Surveyors Environmental Services Associates
 3059 Preston Drive, Suite 210 • Fairfax, VA 22030 • 703-348-7353 • Fax: 703-273-8995
 August 17, 2011

Project: Stone Road Property
 Location: Stone Road Property
 Address: Stone Road Property
 City: Stone Road Property
 State: Virginia 22030

Drawn by: [Signature]
 Checked by: [Signature]
 Date: 8/17/2011

The purpose of this report is to provide a conceptual landscape plan for the Stone Road Property. The plan is based on the information provided in the site plan and the information provided in the site plan. The plan is based on the information provided in the site plan and the information provided in the site plan. The plan is based on the information provided in the site plan and the information provided in the site plan.

CPJ
 CHARLES P. JOHNSON & ASSOCIATES, INC.
 ARCHITECTS
 3059 PRESTON DRIVE, SUITE 210, FAIRFAX, VA 22030
 (703) 348-7353 FAX (703) 273-8995

PROJECT: STONE ROAD PROPERTY
 LOCATION: STONE ROAD PROPERTY
 ADDRESS: STONE ROAD PROPERTY
 CITY: STONE ROAD PROPERTY
 STATE: VIRGINIA 22030

DATE: 8/17/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

STONE ROAD PROPERTY
 CONCEPTUAL LANDSCAPE PLAN

PAUL E. JOHNSON
 PROFESSIONAL ENGINEER
 LICENSE NO. 018508
 STATE OF VIRGINIA

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	8/17/2011

PROJECT NO. 10-306
 SHEET 4 OF 9
 TYPE: CONCEPTUAL

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

Lot Sheet 7/16/2011 11:17 AM Sheet No. 10084/000/00-10301

PROJ. NO.	10-506
DATE	JULY 2011
SCALE	1/4" = 1'-0"
DATE	JULY 2011
APPROVED	
DATE	
BY	
PROJECT	
NO.	
DESCRIPTION	
REVISIONS	
NO.	
DATE	
BY	
DESCRIPTION	

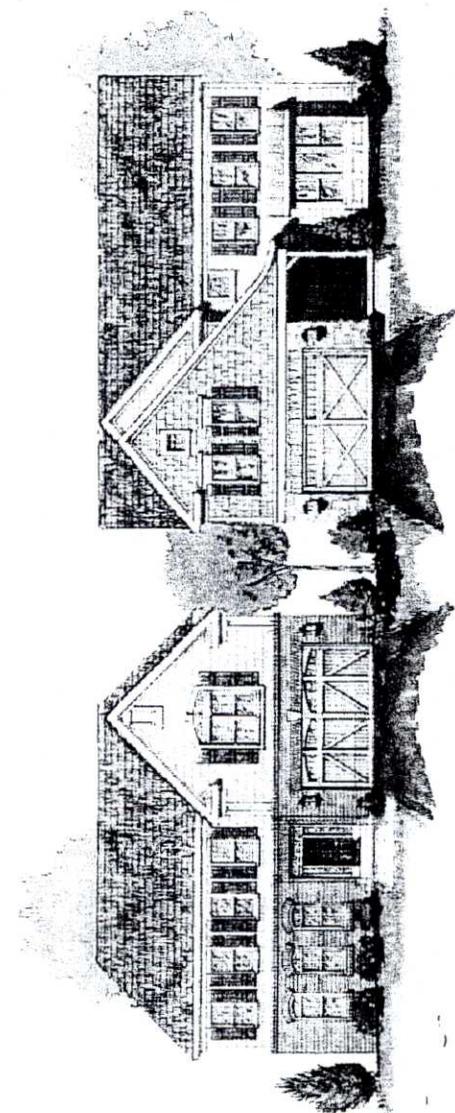
NO.	
DATE	
BY	
DESCRIPTION	
REVISIONS	
NO.	
DATE	
BY	
DESCRIPTION	



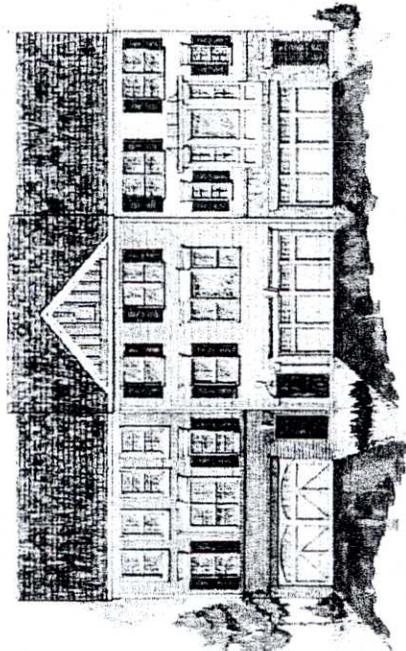
ARCHITECTURAL ELEVATIONS
**STONE ROAD
 PROPERTY**
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 R7 2011-SU-006

CPJ
 Charles P. Johnson & Associates, Inc.
 ARCHITECTS
 1400 N. GLENN AVE. SUITE 200
 FARMERS MARKET BUILDING
 FARMERS MARKET CENTER
 FAIRFAX COUNTY, VA 22031
 (703) 277-8800

NO.	1	DATE	7-14-11	DESCRIPTION	NEW SHEET (REV)
NO.		DATE		DESCRIPTION	REVISION PRIOR TO APPROVAL



LOTS 1-6



LOTS 7-10

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

DESCRIPTION OF THE APPLICATION

Proposal

The applicant requests approval of a rezoning and final development plan for 1.90 acres from the R-1 District to the PDH-8 District to permit a total of ten single-family dwelling units on the property. Six detached units and four attached units are proposed. The overall proposed density is 5.25 dwelling units per acre (du/ac), with 27% of the site retained as open space.

The applicant's draft proffers, Affidavit and Statement of Justification can be found in Appendices 1-3, respectively.

Waivers and Modifications Requested

The applicant has requested the following waivers and modifications:

- Waiver of the minimum district size (per Zoning Ordinance Section 6-207, a minimum of 2 acres is required for P Districts)
- Deviation of the Tree Preservation Target Area (a 52% deviation is requested)
- Modification of Zoning Ordinance Section 10-104(3) to allow a maximum 8 foot tall fence along the western property line (along Stone Road)
- Modification of the Transitional Screening I (25 feet wide) requirement between the attached and detached units on the property

LOCATION AND CHARACTER

The subject property consists of two parcels of land totaling 1.90 acres, located on the east side of Stone Road, south of its intersection with Sully Park Drive in sub-unit BR6 of the Bull Run Planning District. The property is surrounded by single family detached units to the north and northeast and single family attached units to southeast and west. To the south is open space and an earthwork, which is the reported location of a Civil War 16-gun battery.

The property currently contains two single family detached units and accessory structures, all of which would be demolished. The property is currently accessed via two individual driveways from Stone Road. However, RZ 85-S-001 (Battery Ridge) provides an interparcel connection for the subject site at the eastern corner of the property at Battery Ridge Lane and precludes access from Stone Ridge at such time as these parcels develop.

Surrounding Area Description

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single Family Detached (Rocky Run Subdivision)	R-3C	Residential; 2-3 du/ac
South	Single Family Attached (Battery Ridge Subdivision); Open Space	R-8	Residential; 5-8 du/ac
East	Single Family Attached and Detached (Rocky Run and Battery Ridge Subdivisions)	R-3C, R-8	Residential; 2-3 du/ac
West (across Stone Rd.)	Single Family Attached (Londown Towne Subdivision)	R-8	Residential; 5-8 du/ac

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

- Plan Area:** Area III
- Planning District:** Bull Run Planning District
- Planning Sector:** Centreville Community Planning Sector (BR6)
- Plan Map:** Residential; Northern half of property: 2-3 du/ac,
Southern half of property: 5-8 du/ac

In the Area III volume of the Comprehensive Plan, 2011 Edition, Bull Run Planning District, as amended through June 8, 2010, Land Use Recommendations, on page 81, the plan states:

“Land west of the Big Rocky Run Stream Valley, north of London Towne/Center Heights, is planned for residential use at 2-3 dwelling units per acre, to be compatible with existing residential development in the vicinity.”

This property has a split Comprehensive Plan recommendation. While the entire site is planned for residential use, the northern portion of the property is planned for 2-3 dwelling units per acre and the southern half is planned for 5-8 dwelling units per acre.

The applicant has provided this chart, which breaks down the proposed density of the site into further detail.

<u>BLENDDED DENSITY CALCULATIONS</u>			
	<u>PARCEL 61</u>	<u>PARCEL 81C</u>	<u>TOTAL</u>
AREA	0.95204 Ac	0.95049 Ac	1.90253 Ac
LOW END ● 2 = 1.90098 + ● 5 = 4.782 = 6.68298 LOTS			
HIGH END ● 3 = 2.85147 + ● 8 = 7.61632 = 10.46779 LOTS			
<u>PROPOSED DENSITY</u>			
	4 LOTS = 4.208 DU/Ac	6 LOTS = 6.302 DU/Ac	10 LOTS = 5.256 DU/Ac
<u>"BLENDDED" LOW END</u>			
6.68298 LOTS + 1.90253 Ac = 3.502 DU/Ac			
<u>"BLENDDED" HIGH END</u>			
10.46779 LOTS + 1.90253 Ac = 5.502 DU/Ac			

ANALYSIS

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

Title of CDP/FDP: Stone Road Property
 Prepared By: Charles P. Johnson & Associates, Inc.
 Original and Revision Dates: April 7, 2011 as revised through
 August 17, 2011

The CDP/FDP consists of 9 sheets and depicts the following:

Residential Units: The lot mix is intended to serve as a transition for the existing neighborhood and balance the property's split-based Comprehensive Plan recommendation. Lots 1-6 are single family detached lots, sited closest to the existing single family detached homes. Lots 7-10 are attached units, located closest to the existing townhouses.

Two unit types are proposed for Lots 1-6, and three possible unit types are proposed for units 7-10. Lots 1-6 have a building footprint of approximately 40x45 feet, including a front load, two-car garage. Lots 7-10 have a building footprint of approximately 40x25 feet and also include a front load, two car garage. The maximum height for all proposed dwellings is 40 feet.

Architectural elevations for the unit types are shown on Sheet 9 of the CDP/FDP. A proffer has been provided which states the applicant will construct the dwelling

units in substantial conformance with those shown on the CDP/FDP. Furthermore, the applicant will construct the side elevations of the homes adjacent to Stone Road with window treatments and shutters, and the side elevations will be covered with similar materials as the front elevations. The color palette will be compatible with the homes in the adjacent Sully Station II HOA.

Open Space and Landscaping: 27% of the site will remain as open space, which is located along Stone Road, adjacent to Lot 1, adjacent to Lot 10, and between Lots 6 and 7. Transitional Screening I (25 feet wide) is required between the attached and detached units within the proposed development. The applicant has requested a modification of this requirement in favor of the layout as shown on the CDP/FDP. The applicant has provided barriers along all the property lines and plantings along the northern and western property lines in order to help the development blend into the existing community.

Two passive recreation areas are shown for the development; one is located at the end of Battery Ridge Lane extended, and the other is located between Lots 6 and 7. These areas contain benches and landscaping. As noted in the proffers, the applicant has contributed the minimum of \$1,600 per unit to be used for on-site recreational facilities. Any remaining funds will be given to the Sully Station II HOA for use in constructing recreational facilities as part of the HOA pool and meeting area complex. The applicant has also proffered to contribute an additional \$1,000 per dwelling unit (for a total of \$10,000) to the Sully Recreational Fund in order to provide off-site recreational facilities.

Access and Parking: Access to the site is currently provided from Stone Road. When Battery Ridge, the development to the south and east was developed, provisions were made to include a future interparcel connection for the subject property, and to preclude future access from Stone Road at such time as the subject property developed at a greater intensity. With the current development proposal, the site will be accessed via an extension of the 24 foot wide Battery Ridge Lane, a private street, into the subject site. An emergency vehicle turn-around area is provided between Lots 6 and 7.

Four parking spaces are provided per unit, including two garage spaces and two driveway spaces. Eight visitor spaces are provided, and these spaces are located closest to the existing townhouse units, as the existing community has a known parking problem. These spaces are intended to be shared with the existing community.

A five foot wide concrete sidewalk is provided along the extended portion of Battery Ridge Lane and will help pedestrians circulate between the existing and proposed homes, Stone Road, and the open space areas.

Stormwater Management: Water quality and quantity controls are proposed to be met through a large and heavily planted rain garden/bioretention filter located adjacent to Lot 1.

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, 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. For the complete Residential Development Criteria text, see Appendix 16.

Site Design (Development Criterion #1)

This Criterion requires that the development proposal address consolidation goals in the Comprehensive Plan, further the integration of the development with adjacent parcels and not preclude adjacent properties from developing according to the recommendations of the Plan. There is no immediately adjacent property available for consolidation because all of the surrounding properties are developed according to the recommendations of the Comprehensive Plan. The density proposed for this development is consistent with Comprehensive Plan guidelines, and access will be fully integrated with adjacent parcels.

The development proposal should provide a logical and functional design with appropriate relationships within the development, including appropriately oriented dwelling units and usable yard areas within the individual lots. Convenient access to transit facilities should be provided where available, and all aspects pertaining to utilities shall be identified. The CDP/FDP depicts a layout of six single family detached dwelling units and four attached dwelling units oriented toward a private street. The layout has been designed so that all of the lots have usable rear yards, and the detached units have small usable front yards. The rear lots of Lots 1-4 face the rear lots of the existing homes to the north, and the side of Lot 10 faces the side of the existing homes to the east. The lots are logically arranged, such that the lots all front onto the private street. The lots are all rectangular in shape and therefore meet the shape factor, meaning they are proportionate. The site is accessed off of Battery Ridge Lane and has sidewalk access to Stone Road, which is a major thoroughfare and has bus stops. All applicable utility information has been identified on the plan and reviewed by appropriate staff.

Open space should be usable, accessible and integrated. Appropriate landscaping and amenities should be provided. Approximately 27% of the development will remain as open space, located along the site periphery, between Lots 6 and 7, and adjacent to Lot 1. The open space provides passive recreational areas that are accessible for all of the units. Sidewalks connect the spaces to Stone Road and through the site to Battery Ridge Lane.

Neighborhood Context (Development Criterion #2)

While developments are not expected to be identical with the existing development within which they are to be located, this Criterion states that they should fit into the fabric of the community. The surrounding properties to the north are single family detached. The properties to the south and east are single family attached. The applicant's proposal to mix unit types within the development is in conformance with the Comprehensive Plan recommended density range, and the type of residential development (single family attached and detached dwellings) provides a harmonious balance with the unit types of the existing properties.

Environment (Development Criterion #3) (Appendix 5)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts. No large tree save areas are proposed; however, this is due to the existing site conditions. There are a few large trees worthy of preservation, but the site primarily consists of turf grass and fields. The site is also relatively flat; there are no significant topographic features. There is no EQC or RPA on the property. The applicant is addressing stormwater management through a bioretention rain garden located adjacent to Lot 1. This rain garden will handle water quality and quantity controls. While no barriers are required by the Zoning Ordinance, the applicant has proposed to install a fence along all property lines in order to protect the existing and future residents from noise and light and also provide privacy.

In order to address concerns about energy conservation, the applicant has proffered to build all the dwelling units as Energy Star Qualified Homes. This is consistent with the Policy Plan's green building recommendation that development proposals seeking the high end of the density range obtain this designation.

Tree Preservation and Tree Cover Requirements (Development Criterion #4)
(Appendix 6)

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site. The CDP/FDP was reviewed by Urban Forest Management (UFM), and UFM staff had no comments or recommendations on the proposal at the time of review. The existing site consists primarily of landscaped turfgrass, open field, and early successional forest. There is not a great deal of existing tree cover on the site; therefore, the site is not an ideal candidate for tree preservation efforts. The applicant is proposing to preserve a few select trees, located mostly along the periphery of the site.

Transportation (Development Criterion #5) (Appendix 7)

Criterion 5 requires that development provide safe and adequate access to the surrounding road network, and that transit and pedestrian travel and interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit. The Comprehensive Plan recommendation for this property is that it be developed with residential uses at a density of 2-3 dwelling units per acre on the northern half of the property and at a density of 5-8 units on the southern half of the property. The site is located on the east side of Stone Road. Battery Ridge Lane is an existing road, and will be extended to serve the proposed development as shown on the CDP/FDP. It has been the intent since the rezoning of Battery Ridge in the mid-1980s that at such time as this property developed, access to the site would be provided through the existing subdivision and access from Stone Road would be prohibited to facilitate safe access. With a ten lot subdivision, no turn or decal lanes are necessary for this development.

The applicant has shown a five foot wide concrete sidewalk along Battery Ridge Lane, which connects to a sidewalk on the existing portion of the street.

Public Facilities (Development Criterion #6)

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. (Specific Public Facilities issues are discussed in detail in Appendices 8 – 12).

Fairfax County Public Schools (Appendix 8)

The proposed development would be served by Deer Park Elementary School, Stone Middle School, and Westfield High School. Deer Park Elementary and Westfield High are projected to exceed capacity through the 2011-12 school year, while Stone Middle School is projected to have excess capacity.

The total number of students generated by this development is anticipated to be 5: 3 elementary, 1 middle, and 1 high school students. This is an increase of 4 students above that generated by the existing zoning district. The applicant has been requested to provide a contribution of \$37,512 for improvements to Fairfax County schools. The applicant has provided the requested proffer amount.

Fairfax County Park Authority (Appendix 9)

The proposed development would add approximately 25 new residents to the current population of the Sully District, who will need access to recreational facilities. The Zoning Ordinance requires that \$1,600 per non-ADU unit be expended on recreational facilities (10 units x \$1,600=\$16,000). The applicant has proffered this amount and, therefore, meets the Zoning Ordinance requirement. The CDP/FDP depicts two areas for development as passive recreational areas containing benches and landscaping. The applicant has proffered to provide any excess funds not used on the property for the construction of recreational amenities in the Sully District.

The funds contributed per unit as required by the Zoning Ordinance do not fully address what is needed in order to provide recreational facilities for the new residents generated by this development. In addition to the per unit funds contributed as part of the P District requirement, the Fairfax County Park Authority (FCPA) has requested a "fair share" monetary contribution of \$22,325 to offset the additional impact to area parks and park facilities resulting from the proposed development. The applicant has proffered to provide \$10,000 of the requested "fair share" contribution.

Fire and Rescue (Appendix 10)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #438, West Centreville, and meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 11)

The subject property is located within the Cub Run Run (T-5) watershed and would be sewered into the Upper Occoquan Sewer Authority (UOSA) Treatment Plant. An existing eight inch pipeline located approximately 80 feet from the

property is adequate for the proposed use at this time. Based upon current and committed flow, there is excess capacity in the UOSA facility; however, availability of treatment capacity will depend on the current rate of construction and the timing for development of this site.

Fairfax County Water Authority (Appendix 12)

The subject property can be served by Fairfax Water. Adequate water service is available at the site from existing 12- and 8-inch water mains. Depending on the configuration of the water mains onsite, additional water main extensions may be necessary to meet fire flow coverage and accommodate water quality concerns.

Stormwater Management/Best Management Practices (Appendix 13)

The applicant proposes to meet the stormwater management requirements of the Public Facilities Manual (PFM) by installing a rain garden/bioretention filter on the property. This rain garden will provide water quality controls as well as stormwater detention. The soil types at the properties are likely to have shallow bedrock; at the time of site plan, the applicant will need to demonstrate that the rain garden is at least two feet above the seasonal high groundwater table and bedrock.

Affordable Housing (Development Criterion #7)

This Criterion states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of Fairfax County. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund. The requirements of the Affordable Dwelling Unit Program contained in the Zoning Ordinance do not apply to this project, as the project yields fewer than 50 proposed units. In addition to the Zoning Ordinance Requirement, the Board of Supervisors has a policy that projects fewer than 50 units should provide a monetary contribution equivalent to 0.5% of the projected sale price of each new dwelling unit to the Fairfax County Housing Trust Fund. The applicant has proffered this contribution, indicating that the contribution shall be made to Habitat for Humanity of Northern Virginia, the Fairfax County Housing Trust Fund, or the Fellowship Square Foundation (which provides subsidized elderly housing).

Heritage Resources (Development Criterion #14) (Appendix 9)

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. The subject parcels are adjacent to CWSI #747, the reported

location of a Confederate 16-gun battery. The Fairfax County Park Authority (FCPA) recommended that a Phase I archeological survey be completed for the undisturbed portions of the subject property, and a Phase II and Phase II, if warranted. The applicant has provided a proffer to provide these studies. The FCPA also recommended that the applicant include a proffer to provide fencing and a historic marker concerning the 16-gun battery site. A proffer to provide a wood fence along that property line and consult with the History Commission on providing a historical marker has been provided.

Health Department (Appendix 14)

Records indicate that the existing houses to be demolished are served by onsite sewage disposal systems, and one of the houses has an irrigation well. Both the septic systems and the irrigation well will have to be properly abandoned prior to the Health Department signing off on any demolition permits for this property. The applicant has included a note on Sheet 1 of the CDP/FDP that states that any existing wells on the property will be capped and abandoned in accordance with Health Department regulations. Staff believes this issue is adequately addressed.

ZONING ORDINANCE PROVISIONS

The applicant has requested a waiver of the minimum district size requirement, as a minimum of 2 acres is required for P Districts. The subject property is 1.90 acres. Staff does not object to this waiver, as all of the adjacent parcels are already developed in accordance with the Comprehensive Plan and are not available for consolidation. In addition, the development proposal is in conformance with the density recommendations of the Comprehensive Plan, provides adequate, usable open space for the future residents, and meets the intent of the P District standards.

The applicant has requested a deviation from the tree preservation target area requirement in PFM section 12-0507.1 in favor of that proposed on the CDP/FDP (a 52% deviation is requested). As there is no significant tree cover on the site worthy of preservation, staff does not object to this deviation request.

A modification of Section 10-104(3) of the Zoning Ordinance to allow a maximum 8 foot tall fence along the western property line (along Stone Road) has been requested. This modification would allow the applicant to exceed the Zoning Ordinance limitation of 7 feet to allow a taller fence on the subject property. Staff does not object to this modification, as the fence would provide a sound and visual barrier for Lots 4 and 5.

A modification of the Transitional Screening I (25 feet wide) requirement between the attached and detached dwelling units on the property has been requested. As this property would be filed under a common site plan, and a usable open space area separates the two types of units, staff does not object to this modification.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested rezoning of the 1.90 acre site to the PDH-8 District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

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 there are no environmentally sensitive areas such as Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC) located on the property, and the site's existing tree cover is not worthy of preservation, the applicant's primary objective for environmentally sensitive design was to address efficient open space. The other primary objective was to promote balanced development of mixed housing types. As this site has a split Comprehensive Plan recommendation, the applicant had the challenge of coming up with a development plan that could meet the density ranges of the Comprehensive Plan but also balance the needs for open space and be compatible with the existing community. While the layout of the open space could have been better (perhaps one larger space instead of two smaller ones), the current design will provide residents with outdoor space that is usable. As the townhouse units have smaller yards and no usable front yards, the provision of an open space immediately adjacent to those units is important, and staff acknowledges the applicant's efforts to site the open space in that area.

Sect. 6-107 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PDH District. The applicant has requested a waiver of this requirement. Staff does not object to this waiver, as the application property falls just 0.1 acre short of the requirement. The proposal represents the consolidation of two parcels, and all of the other adjacent parcels are already developed in accordance with the

Comprehensive Plan. In addition, the development proposal is in conformance with the density recommendations of the Comprehensive Plan, provides adequate, usable open space for the future residents, and meets the intent of the P District standards.

Sect. 6-109 Maximum Density

This section states that the maximum density for the PDH-8 District is eight dwelling units per acre (du/ac). The applicant proposes to a total of 10 single family dwelling units, including attached and detached, at an overall density of 5.25 dwelling units per acre.

Sect 6-110 Open Space

Par. 1 of this section requires a minimum of 25% of the gross area as open space in the PDH-8 District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,600/du. As previously stated, approximately 27% of the application area will remain as open space. Two small open space areas are proposed to be installed as part of this development. The applicant has presented a proffer that \$1,600 per unit for the ten new units will be expended for on-site recreational amenities; if those amenities are not sufficient to satisfy this requirement, the applicant will contribute the remaining funds to the Sully District for the construction of recreational amenities.

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. The Comprehensive Plan recommends that the subject property be developed with residential uses at a density of two to three dwelling units per acre (2-3 du/ac) on the northern half and five to eight dwelling units per acre (5-8 du/ac) on the southern half. This Plan recommendation indicates that infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan, matching the existing communities to the north and south. The applicant proposed a residential development consisting of ten single family detached dwelling units at a density of 5.25 du/ac, which is compatible with the surrounding neighborhood and in conformance with the Plan density recommendations.

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. In order to achieve a development within the density range recommended by the Comprehensive Plan, the applicant has designed the site as a PDH-8 District, which permits lots smaller than permitted by an R-8 District. The R-8 District has a 20% open space requirement and the PDH-8 District has a 25% requirement. The PDH-8 District provides more open space than the R-8 by-right subdivision would require.

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 existing site primarily consists of turfgrass, open field, and early successional forest; there is no substantial tree canopy on the site worthy of preservation efforts. No EQC, RPA, or other environmental features are located on the site.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. All of the surrounding properties have been developed in accordance with the recommendations of the Comprehensive Plan, and this planned development has been designed with the best interests of the existing community in mind. The proposed development is respectful of the existing attached and detached unit types and blends unit types within the proposal in order to serve as a transition area between the existing townhouses and single family homes.

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. Sanitary sewer and water are available at this site. Stormwater management controls will be accommodated by a rain garden. The site has adequate levels of police and fire protection services. The site will be accessed from Battery Ridge Lane, and Stone Road is located immediately west of the site. The development proposal meets fire protection guidelines.

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. Existing Battery Ridge Lane has a sidewalk, and a sidewalk is proposed for the new section of the street. The sidewalk will also connect to Stone Road.

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.

Transitional screening and barriers are not required to be provided to the adjacent properties. Transitional Screening I (25 feet wide) is required between the attached and detached units on the subject property; the applicant has requested a modification of this requirement. Landscaped buffers are provided along the northern and western property lines in order to provide a visual barrier, and fencing is provided on all property lines.

The yard requirements proposed by the applicant through the PDH-8 District, most notably the front and rear yards, are smaller than those that would be required under the provisions of the R-8 District. However, the smaller yards offer the applicant the ability to provide open space areas and a large setback from Stone Road while achieving a desired density range that is in conformance with the recommendations of the Comprehensive Plan.

Regulation	PDH-8 (Proposed)	R-8
Front Yard	15 ft. min.	20 ft. min.
Side Yard	7 ft. min.*	8 ft. min.
Rear Yard	15 ft. min.	25 ft. min.
Open Space	27%	20%

* Therefore, there will be 14 feet minimum between the walls of the dwellings.

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. Approximately 27% of the site

will remain as open space. Eight additional surface parking spaces will be provided on the site for use as overflow/guest parking. Four parking spaces are provided on each lot (two garage spaces, two driveway spaces). The applicant has provided a proffer which states all signage on the property will conform to Article 12 (Signs) of the Zoning Ordinance.

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.

Battery Ridge Lane (existing and extended) is 24 feet wide. Sidewalks that connect the existing and proposed community from Stone Road to the existing Battery Ridge Lane are provided. The proposed driveways are a minimum of 18 feet long, which is the minimum length.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As proposed, staff believes that the applicant's proposal to develop the subject 1.90 acres at an overall density of 5.25 du/ac is in conformance with the recommendations of the Comprehensive Plan. The proposal meets P-District Standards and the Residential Development Criteria as discussed above.

Although all standards have been met, staff urges the applicant to contribute the full "fair share" amount as requested by the Park Authority in order to offset the additional park needs generated by this development.

Staff Recommendations

Staff recommends approval of RZ 2011-SU-006, subject to the proffers contained in Appendix 1.

Staff recommends approval of FDP 2011-SU-006, subject to the Board of Supervisors approval of RZ 2011-SU-006.

Staff recommends approval of a waiver of the minimum district size.

Staff recommends approval of a deviation of Tree Preservation Target Area (a 52% deviation is requested).

Staff recommends approval of a modification of Section 10-104(3) of the Zoning Ordinance to allow a maximum 8 foot tall fence along the western property line (along Stone Road).

Staff recommends approval of a modification of the Transitional Screening I requirement between the attached and detached units on the subject property in favor of that shown on the CDP/FDP.

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

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations
5. Environmental Analysis
6. Urban Forest Management Analysis
7. Transportation Analysis
8. Schools Analysis
9. Park Authority Analysis
10. Fire and Rescue Analysis
11. Sanitary Sewer Analysis
12. Water Authority Analysis
13. Stormwater Management Analysis
14. Health Department Analysis
15. Zoning Ordinance Provisions
16. Residential Development Criteria
17. Glossary of Terms

RZ 2011-SU-006/FDP-2011-SU-006

September 14, 2011

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, the owners, and Landmark Atlantic Development, LLC (hereinafter referred to as "Applicant") for themselves, their successors and assigns in RZ 2011-SU-006/FDP 2011-SU-006 filed for property identified as Tax Maps 54-3 ((2)) Parcels 0061, 0061C hereinafter referred to as the "Application Property"), proffer the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-8 District.

1. Development Plan:

Development of the Application Property shall be in substantial conformance with the Conceptual / Final Development Plan ("CDP/FDP") prepared by Charles P. Johnson & Associates consisting of 9 sheets dated April 07, 2011, amended through August 17, 2011

2. Minor Modifications:

Density Credit: 2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance. Additionally, except as may be further qualified by these proffered conditions, minor modifications to (1) the building envelopes including house location and sizes may be permitted in accordance with Section 16-403 of the Zoning Ordinance as long as such changes do not materially decrease the amount of open space, the building setbacks outlined on the CDP/FDP are honored, and the limits of clearing and grading are adhered to. As shown on the typical lot layout in the CDP/FDP, under no circumstances shall the houses be less than 12" apart. (2) If an alternative SWM facility is required by DPWES to that shown on the CDP/FDP it may take the place of the Bio-Retention facility including if DPWES states that additional space is required under an alternative design.

3. Density Credit:

The applicant reserves density credit as may be permitted by the provisions of Paragraph 4, of Section 2-308 of the Zoning Ordinance for all dedications herein and as may be reasonably required by Fairfax County Department of Transportation and of Virginia Department of Transportation whether such dedications occur prior to or at the time of site plan approval.

4. Provision of Sidewalks and Private Streets:

Sidewalks shall be provided in the locations as generally shown on the CDP/FDP. Both the future street and sidewalks shall be constructed in conformance with the Public Facilities Manual [PFM] to design, depth of pavement and materials consistent with public street and sidewalk standards. The HOA shall be responsible for the maintenance of all private streets and sidewalks. Purchasers shall be advised in writing prior to entering into a contract of sale that the HOA will be responsible for the maintenance of the private streets and sidewalks. The HOA documents shall expressly state that the HOA shall be responsible for the maintenance of the private streets and sidewalks serving that HOA's development area.

5. Energy Efficiency:

All homes on the subject site shall be designed and constructed as ENERGY STAR qualified homes to meet the thermal guidelines of the Energy Star Program for energy efficient homes. Major features include: Effective Insulation, High-Performance Windows, Efficient Heating and Cooling Equipment, Efficient Products, and Third Party Verification (home rater).

Prior to issuance of the Residential Use Permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment Review Branch of the Department of Planning and Zoning from a home energy rater certified through the Residential Energy Services network program that demonstrates that the dwelling unit has attained the ENERGY STAR for homes qualification, as described in these conditions.

6. Landscaping:

The applicant shall submit a landscaping plan in substantial conformance with the CDP/FDP as part of the first and all subsequent site plan submissions for review and approval by the Urban Forest Management DPWES. The applicant shall utilize native species in site landscaping wherever possible.

7. Homeowner Associations:

The applicant will apply for membership of these 10 homes to become part of the Sully Station II HOA. In the event that the Sully Station II HOA is not able to assume this development into the Sully Station II HOA then prior to the issuance of the first RUP the Applicant shall cause a homeowners association ("HOA") to be formed in accordance with Virginia law. The Sully Station II and or the newly created HOA shall be responsible for the maintenance, repair and replacement of private streets, all sidewalks, open-space including lawn/landscaping maintenance and removal of snow from streets and all sidewalks within the Application

Property. The 10 homes if unable to become a part of the Sully Station II HOA will contract for the services of the Sully Station II HOA for road maintenance, sidewalk maintenance, trash removal, snow removal, open space maintenance, and use recreational facilities.

8. Private Street and Recreation Reserve Fund:

The applicant HOA shall include a Reserve Fund to be used as funding for maintenance of the private streets and sidewalks. The applicant shall deposit five thousand dollars (\$5,000) into the Reserve Fund for private streets and sidewalks. These funds will be provided to the Sully Station II HOA upon incorporation of these 10 homes into that association.

9. Conversion of Garages:

The Applicant shall place a covenant on each residential lot, which provides that garages shall be used for purposes that will not interfere with their intended purpose (e.g. parking of vehicles). This covenant shall be recorded among the land records of Fairfax County prior to the sale of any lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's Office.

10. Recreational/Public Facilities:

The Applicant proffers that the expenditure for recreational facilities will be a minimum of One Thousand Six Hundred dollars (\$1,600.00) per residential unit for a total of Sixteen Thousand Dollars (\$16,000.00) to be used for on site recreation facilities identified on the CDP/FDP. Any remaining unspent funds will be given to the Sully Station II HOA for use in constructing recreational facilities as part of the HOA pool and meeting area complex and other HOA owned recreation and open space. In addition, the Applicant proffers to contribute an additional amount of One Thousand Dollars (\$1,000.00) per Dwelling Unit for a total of Ten Thousand Dollars \$10,000 to the Sully Recreational Fund for use in providing off site recreational facilities. The funds will be transferred at the time of Site Plan approval.

11. Storm Water Management Facilities and BMP's:

The Applicant shall provide a Rain Garden as shown on the CDP/FDP subject to approval by DPWES. If DPWES requires a conventional SWM dry pond the applicant will provide a same in the same general location as the Bio-Retention facility subject to final engineering.

12. On Site Wells:

The applicant will cap any on site wells and remove any on site septic systems to the satisfaction of the Health Department.

13. School Contribution:

The applicant will contribute \$9,378 per student (4 students) for a total of \$37,512 directed to Westfield HS pyramid and or to Cluster VIII schools at the discretion of the School Board prior to time of first building permit issuance.

14. Signs:

No temporary signs (including "popsicle" style paper or cardboard) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off site by the Applicant.

15. Architectural Elevations:

The architecture shall generally conform to the illustrative architectural elevations as shown on the FDP and as determined by DPWES. The side elevations of the homes adjacent to Stone Rd. shall receive both the same window treatments and shutters and the side elevations shall also be covered with similar material as the front elevations. The color palate of the dwelling units will be compatible with the single family detached and attached homes in the Sully Station II area.

16. Archeological Investigation:

A Phase I Archeological investigation by an archeological professional shall be conducted in areas identified by the Cultural Resource Management and Protection Section (CRMP) of the Park Authority 30 days before any land disturbance activities on the property. Results of the Phase I study shall be provided to the CRMP. If the phase one study warrants a Phase II archeological investigation that investigation shall also be conducted and submitted to the CRMP but will not hold up the approval of the site plan and if that study warrants a Phase III evaluation and recovery effort that process shall not be a precondition of site plan approval and shall be carried out in conjunction with site construction.

17. Revetment:

The applicant will place a wood fence along the property line adjacent to the Civil War period revetment and consult with the History Commission on the fencing style. Applicant shall also coordinate with the History Commission the desirability of providing a historical marker. If such

a marker is provided, the applicant will coordinate with the History Commission on the style and text on the marker. If not the applicant will donate \$1,000 to the History Commission for the Sully District Civil War mapping effort.

18. Driveways:

Driveways where provided shall be a minimum of eighteen (18) feet in length from the property line to the garage door

19. Centerville Road Fund:

Applicant will contribute the sum of \$2,230.00 per dwelling unit to the Centerville Road Fund for a total contribution of \$22,300.00. The dwelling unit contribution of \$2,230.00 shall be made at the time of each Residential Use Permit application.

20. Housing Contribution

At the time of issuance of each building permit, the Applicant shall contribute to the Habitat for Humanity of Northern Virginia, the Fairfax County Housing Trust Fund or the Fellowship Square Foundation (FSF) for subsidized elderly housing, the sum equal to one half of one percent (1/2%) of the projected sales price for each new dwelling unit on the subject property. The funds if contributed to Habitat for Humanity of Northern Virginia or the Fellowship Square Foundation will be directed to FSF or Habitat projects in Fairfax County. The projected sales price shall be based upon the aggregate sales price of all the units, as those units were sold at the time of issuance of first building permit and as is estimated through comparable sales of similar units. This sales price information shall be provided to and approved by the Fairfax County Department of Housing and Community Development (HCD). 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.

21. Successors and Assigns:

These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

OWNER TM 054-3 ((2)) Parcel 61

Mark W. Spungin

By: Landmark Atlantic Development, LLC
As Agent and Attorney-in-Fact

By: Scott M. Herrick, Managing Member
OWNER TM 054-3 ((2)) Parcel 61-C

Dale L. Keener and Thelma A. Keener'
Trustees of Dale L. Keener and Thelma A. Keener
Trust

By Landmark Atlantic Development, LLC
As Agent and Attorney-in-Fact

By: Scott M. Herrick, Managing Member

APPLICANT/CONTRACT ASSIGNEE
Agent and Attorney in Fact for Mark W. Spungen,
Dale L. Keener, Trustee and Thelma A. Keener
Trustee,

Landmark Atlantic Development, LLC

By: _____
Scott M. Herrick, Managing Member

CONTRACT PURCHASER/ASSIGNOR

Eastwood Properties, Inc

By: _____
Richard L. Labbe, President

REZONING AFFIDAVIT

DATE: 8/16/11
 (enter date affidavit is notarized)

I, John H. Thillmann, 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

1118946

in Application No.(s): RZ/FDP 2011-SU-006
 (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)
Landmark Atlantic Development, LLC	2700 S. Nelson St., Arlington, VA 22206	Applicant/Contract Assignee; Agent and Attorney-in-Fact for Mark W. Spungin, Dale L. Keener, Trustee, and Thelma A. Keener, Trustee.
Scott M. Herrick, Agent John H. Thillmann, Agent	(same) (same)	
Eastwood Properties, Inc.	3059 Chain Bridge Rd., Fairfax, VA 22030	Contract Purchaser/Assignor
Richard L. Labbe, Agent	(same)	
Mark W. Spungin	5837 Stone Road, Centreville, VA 20122	Title Owner of TM 054-3((2)) parcel 61

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

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

Rezoning Attachment to Par. 1(a)

DATE: 8/16/11
 (enter date affidavit is notarized)

1118946

for Application No. (s): RZ/FDP 2011-SU-006
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Charles P. Johnson & Associates, Inc.	3059 Pender Drive, Ste. 210, Fairfax, VA 22030	Agent/Engineer
Paul B. Johnson, Agent Allan D. Baken, Agent Henry M. Fox, Agent	(same) (same) (same)	
Dale L. Keener and Thelma A. Keener, Trustees of the Dale L. Keener & Thelma A. Keener Trust, for the benefit of: Renee Keener Charles Keener Rachel & Carol Keener Daniel Keener Andrew Keener	P. O. Box 160, Centreville, VA 20122 11256 Silentwood Lane, Reston, VA 20191 P. O. Box 196, Centreville, VA 20122 834 Santa Barbara St., Pasadena, CA 91101 7601 Sipe Ave., Fayetteville, NC 28304 12753 Fair Briar Lane, Fairfax, VA 22033	Title Owners of TM 054-3((2)) parcel 61C

(check if applicable)

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

REZONING AFFIDAVIT

DATE: 8/16/11
(enter date affidavit is notarized)

1118946

for Application No. (s): RZ/FDP 2011-SU-006
(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)

Landmark Atlantic Development, LLC
2700 S. Nelson Street
Arlington, VA 22206

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)

Scott M. Herrick, Managing Member
Bernadette Manara, Member

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/16/11
(enter date affidavit is notarized)

1118946

for Application No. (s): RZ/FDP 2011-SU-006
(enter County-assigned application number (s))

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

Eastwood Properties, Inc.
3050 Chain Bridge Road
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Richard L. Labbe

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Richard L. Labbe, President

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

Charles P. Johnson & Associates, Inc.
3059 Pender Drive, Suite 210
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Charles P. Johnson
Paul B. Johnson

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

REZONING AFFIDAVIT

DATE: 8/16/11
(enter date affidavit is notarized)

1118946

for Application No. (s): RZ/FDP 2011-SU-006
(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)

NOT APPLICABLE

(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: 8/16/11
(enter date affidavit is notarized)

1118946

for Application No. (s): RZ/FDP 2011-SU-006
(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: 8/16/11
(enter date affidavit is notarized)

1118946

for Application No. (s): RZ/FDP 2011-SU-006
(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.)

- Scott M. Herrick of Landmark Atlantic Development, LLC, the Applicant/Contract Purchaser, contributed in excess of \$100 to the following members of the Board of Supervisors through Cherokee Management, which is not a party to this application: Michael Frey, Gerald Hyland, Jeffrey McKay, John Foust, John Cook, and Pat Herryty.
- Scott M. Herrick of Landmark Atlantic Development, LLC, the Applicant/Contract Purchaser, contributed in excess of \$100 to Supervisor Penny Gross through Columbia Pike Associates, which is not a party to this application.

(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) Applicant Applicant's Authorized Agent

John H. Thillmann
JOHN H. THILLMANN

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

Subscribed and sworn to before me this 16 day of August, 2011, in the State/Comm. of Virginia, County/City of Arlington.

[Signature]
Notary Public

My commission expires: Nov. 30, 2012



Rezoning Attachment to Par. 3

DATE: 8/16/11
(enter date affidavit is notarized)

111 8946

for Application No. (s): RZ/FDP 2011-SU-006
(enter County-assigned application number (s))

- Scott M. Herrick of Landmark Development, LLC, the Applicant/Contract Purchaser, contributed in excess of \$100 to Chairman Sharon Bulova through Fleetwood Management, which is not a party to this application.
- John H. Thillmann of Landmark Development, LLC, the Applicant/Contract Purchaser, contributed in excess of \$100 to the following members of the Board of Supervisors: Sharon Bulova, Michael Frey, Penelope Gross, Jeffrey McKay, Gerald Hyland, John Foust, and Catherine Hudgins.

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

Statement of Justification

Rezoning Application, Landmark Atlantic Development, LLC

This application is composed of two lots, both of which were originally part of the 1943 Center Heights subdivision and which are the last two remaining parcels of that subdivision of over 140 acres.

To the south along Stone Road toward Lee Highway are more dense single family townhome communities and to the north toward Braddock Rd. are lower density single family detached subdivisions. This site of two parcels is evenly split as to Comprehensive Plan designations with one parcel on either side of the Plan line. Parcel 61 is located in Comprehensive Plan designated G-1 and is planned for townhome densities of 5 to 8 dwellings pre acre while parcel 61-C is located in G-2 and planned for 2 to 3 dwellings per acre.

Our request respects both the existing dwelling types and densities on the plan by blending the densities of the two parcels so as to make them compatible with the adjacent development. We propose to build 3 single family detached homes on parcel 61-C because that parcel is adjacent to single family homes and we propose a blend of 5 townhomes and 3 detached homes on parcel 61. These 10 dwellings on the two acre site have an overall density of 5 dwellings per acre.

This is consistent with the intent and purpose of the Comprehensive Plan and also provides a nice mix of units in a small enclave development.

Access to the ten homes will be from the Battery Ridge development, and Battery Ridge Drive. In 1985 when Battery Ridge was rezoned (RZ 85-S-001) provision was made to access the two parcels in this current request from the Battery Ridge Development so as to preclude access to Stone Rd, and an access for this purpose was approved as part of that plan.

The other salient feature of this site is that on the 1985 Battery Ridge development site the remnant of a Civil War period Artillery mounded earth embankment was identified and preserved. It is adjacent to parcel 61 and our intent is to keep this area undisturbed and fenced off from our development. We will offer an historic marker in our proffers if desired by the County.

I believe that this request for a P District blended development on this site is the best development option given the Comprehensive Plan designation and the existing adjacent development.


1/14/11

 John H. Thillmann, Agent DATE

Additional Information for using a Planned Development approach to the Stone Road Rezoning.

General Standards number 1 through 6 (Part 1, 16-100 Standards for all Planned Developments) state that the development will conform to the adopted Comprehensive Plan and that the Planned Developments are well designed and shall not exceed the density or intensity permitted by the plan and conform to the environmental and community linkages necessary to accomplish the purpose and intent of the Comprehensive Plan.

Background: The blending of plan densities and design of unit types as seen in this application was early on discussed in a pre-application meeting and was suggested as an appropriate approach for development. Furthermore, it has been vetted by both the adjacent community and the larger Sully Station II Community association in meetings held on and off site where the layout was discussed and only very minor changes were suggested and subsequently made.

Justification: This application is a bi-lateral plan application that better accomplishes the stated purpose and intent of the PDH approach in that the two parcels in the rezoning sit astride two different plan designations and as such the only harmonious approach is to blend the densities of the two plan designations and also as far as possible design the site so as to accomplish the dwelling unit types called for by the different designations and to meet the actual development called for on both sides of the plan designations and that now is developed—single family detached homes to the East and single family attached to the North and West (with a Civil War period artillery revetment immediately adjacent to the West also). This application has accomplished this blending and the community meetings that have been held where we have received universal approval for this layout approach attest to the successful accomplishment of this blend of unit types. We have placed single family detached homes backing to the existing single family detached homes and our townhomes are adjacent to other existing town homes. The density is also a blend and its calculation is on the cover sheet of the plan set. We do not exceed the blended unit count of the bifurcated plan densities.

The blend of development which the surrounding community has embraced is a substantially better utilization of the land than a conventional zoning district, and is better able to accomplish the environmental aspects of the application especially the storm water approach where we have installed a rain garden which everyone at the community meetings has supported rather than a dry pond. In addition, we had to initially redesign the development so as to change the sewer line easement allowing an adjacent neighbors home to remain in a quiet state of enjoyment without tearing up a fine garden and patio structure.

Finally, a conventional zoning district would have required that we continue the current parcels' access on to Stone Road which we are able to avoid because of the PDH approach which allows us to provide a small private street tying into the private street access to the adjacent community where an access stub was provided when it was zoned to PDH. This thereby provides the coordinated linkages among internal facilities and services in a scale appropriate to this and the adjacent townhouse development. We expect to become part of the adjacent HOA and have had discussions along these lines. Furthermore the design standards contained in the ordinance and plan have all been incorporated into this development to the extent feasible.

John H. Thillmann 7/8/11

BR6 CENTREVILLE COMMUNITY PLANNING SECTOR

CHARACTER

The major portion of this sector is in the Centreville Area and is described in that section of the Plan. A small portion of the sector is also included in the Fairfax Center Area. The character of this sector changed dramatically during the 1980s. Large-scale residential subdivisions have replaced the pattern of scattered single-house development that existed previously. Highway-oriented commercial uses have also increased to serve the growing population. The freestanding stores and crossroads service stations have been supplemented by community and neighborhood shopping centers offering a wide variety of goods and services. Employment opportunities have been enhanced by office development in the sector.

Major portions of the First Battle of Manassas were fought along Centreville Road. Some 40,000 Confederate soldiers spent the winter of 1861-2 in the Centreville Area. This activity resulted in the construction of numerous fortifications and trenches. Of particular note are the earthworks built along Union Mill Road. The Centreville Military Railroad was built during this encampment and represents the world's first railroad built specifically for military uses. Parts of the railroad bed remain and sections have been preserved.

This sector is rich in significant heritage resources, many of which are listed in the Fairfax County Inventory of Historic Sites. Some of these sites are also protected by the Centreville Historic Overlay District. A list and map of heritage resources are included in the Bull Run Planning District Overview section, Figures 4 and 5.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development in this sector recommends Suburban Neighborhood designations for those residential neighborhoods outside the Centreville Area. The higher density portion of the Centreville Area is identified as a Suburban Center.

RECOMMENDATIONS

Land Use

See sections of the Centreville Area and the Fairfax Center Area Plan for recommendations for those portions of the Centreville Community Planning Sector included in those respective areas. Recommendations for the remainder of the sector are provided in the text that follows.

Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 37 indicates the geographic location of land use recommendations for this sector.

1. Land generally located south of the Centreville Area, east of the Little Rocky Run EQC and west of Union Mill Road, is planned for residential use at 2-3 dwelling units per acre. This

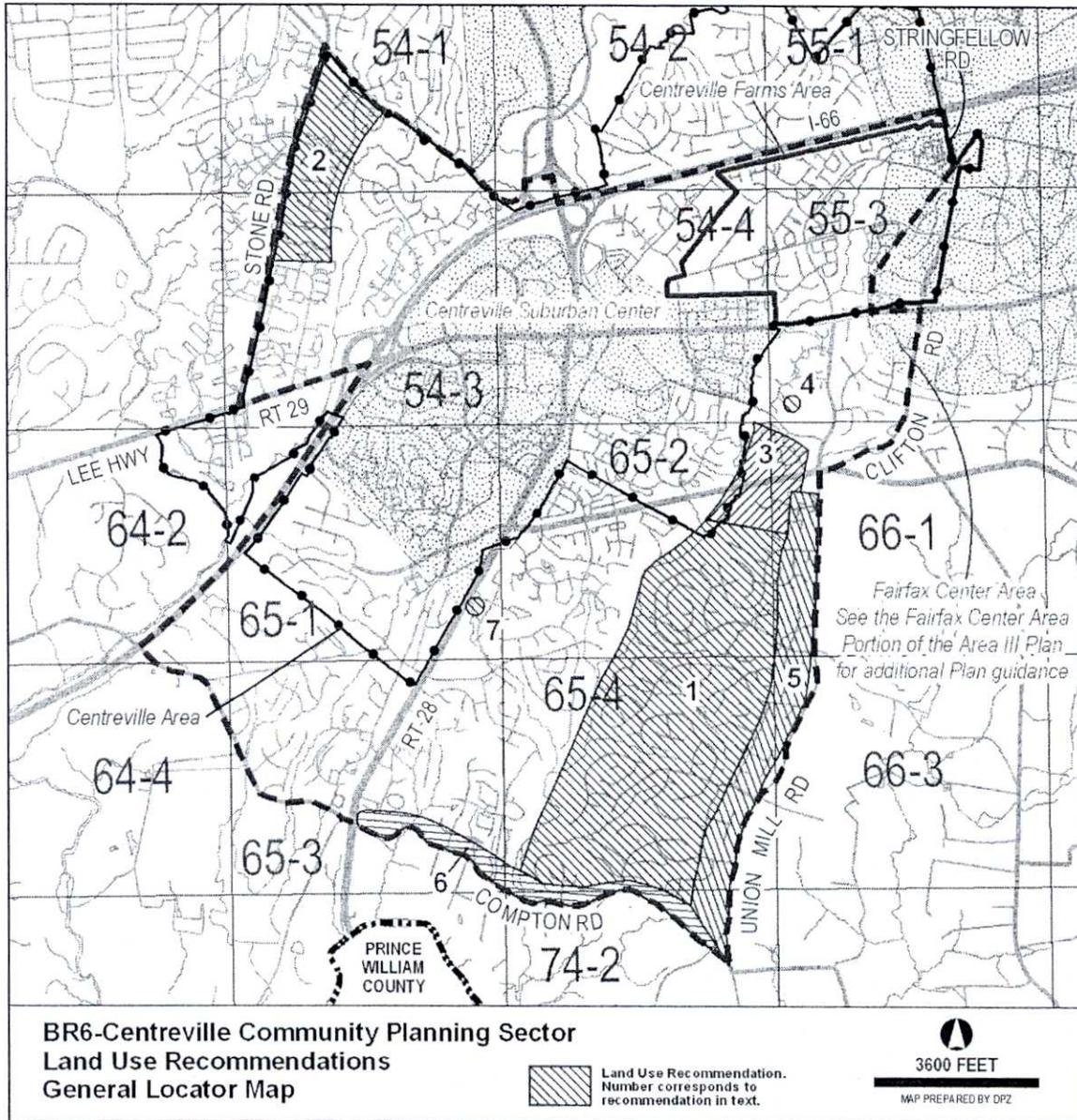


FIGURE 37

area serves as a transition in density away from the higher density uses in the Centreville Area. The area south of Stonefield Drive and north of Compton Road provides a similar transition and is planned for 1-2 dwelling units per acre.

2. Land west of the Big Rocky Run Stream Valley, north of London Towne/Center Heights, is planned for residential use at 2-3 dwelling units per acre, to be compatible with existing residential development in the vicinity.
3. Land shown on the Plan map for 2-3 dwelling units per acre south of Braddock Road between the Little Rocky Run Stream Valley and Twin Lakes Park should be developed in a manner which provides a substantial transitional area to lower densities planned to the east. An overall density up to 4 dwelling units per acre may be appropriate if all parcels are consolidated or suitably integrated for development and if open space and lower residential densities are arranged, as part of the development, to provide transitions and environmental quality corridor areas.
4. A neighborhood-serving shopping center, up to a maximum of .20 FAR, is planned for the area between the Little Rocky Run Stream Valley, Route 29, Braddock Road and Union Mill Road. Other commercial uses which are likely to be attracted to the area, such as auto-oriented uses like gas stations and fast food restaurants, should not have access to or from Union Mill Road. Access should be provided only from within the shopping center site itself. Careful consideration should be given to the design and screening features associated with these uses, so that the uses enhance rather than detract from the main shopping center and the surrounding community. Transitional screening and landscaping should exceed minimum ordinance requirements in order to protect the residential character of the surrounding uses.
5. To serve as a density transition between the Little Rocky Run subdivision and the lower residential density planned in the Johnny Moore Creek watershed, the area in a 600-foot strip along the west side of Union Mill Road between Compton Road and the southern arm of the area shown for private open space on the east side of Union Mill Road near Centreville High School, as shown on the Plan map, is planned for residential development at .5-1 dwelling units per acre, except as noted below. Within this 600-foot strip, reverse frontage and a 100-foot undisturbed open space buffer between the limits of clearing and the right-of-way of Union Mill Road Improved should be maintained.

Development of Parcel 66-1 ((1)) 8 may be appropriate for residential use at 1-2 dwelling units per acre if the following conditions are met:

- Residential structures should be located at least 100 feet from the centerline of Union Mill Road and oriented in a manner that fosters compatibility with adjacent residential development;
- Existing mature trees should be preserved;
- Access to any future development of this parcel is limited to one point from Union Mill Road;
- The planned Countywide trail on the west side of Union Mill Road which crosses the subject property should be provided.

6. Along the north side of Compton Road, between Route 28 on the west and Union Mill Road on the east, single-family detached residential use at 1-2 dwelling units per acre is planned for a depth of 600 feet. A 200-foot undisturbed open space buffer and reverse frontage development should be established. A portion of this area located between Bay Valley Lane and Route 28 (Parcels 65-3((1))37A pt., 37B pt., 37C pt., 37D pt., 47, 48 and 65-3((12))R1 pt. and S1) may be appropriate for 2-3 dwelling units per acre provided that a 300-foot buffer is established along the north side of Compton Road. This will provide a transition between planned densities in the Centreville Area and the Low Density Residential Area to the south of Compton Road.
7. Scattered vacant tracts remain south of Darkwood Drive. This area is planned for residential use at 2-3 dwelling units per acre. Residential use at the upper end of the range (3 dwelling units per acre) may be appropriate if the following conditions are met:
 - Parcel consolidation is accomplished. This consolidation should include Parcels 65-1((1))12, 13, 39, 40, 41, 42, 43 and 44 and 65-2((1))20, 21 and 22.
 - Principal site access is provided through Green Trails Boulevard. (See Figure 39)
 - Appropriate improvements are made to the Route 28/Darkwood Drive intersection. (See Figure 39)
 - Adequate screening to Route 28 and to the Green Trails subdivision is provided.

Transportation

Transportation recommendations for this sector are shown on Figures 38, 39 and 40. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

To establish a balance between development and preservation, the visible heritage resources features should be incorporated as design elements in development plans, and Civil War camps containing intact features should be preserved or recovered.

Centreville Historic Overlay District lies within this sector. The regulations of the Centreville Historic Overlay District (Appendix 1, A1-1300 of the Zoning Ordinance) specify a mixture of residential and commercial development. Residential development shall not exceed 5-8 dwelling units per acre; commercial development shall not exceed a total of .25 FAR, and can be both local-serving and tourist-oriented. The preservation of existing land contours and tree cover is essential. Buildings shall be of a bulk and scale so as not to overwhelm the scale of the historic structures, and no building should be more than 35 feet in height. On-street parking should be discouraged. All development within the historic district must be reviewed by the Architectural Review Board.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 8, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2011-SU-006
Stone Road Property

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced Development Plan as revised through April 8, 2011. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7 through 9:

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

Policy d. Preserve the integrity and the scenic and recreational value of EQCs when locating and designing storm water detention and BMP facilities. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 and 20:

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

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

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

Policy 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 land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality

Issue:

The applicant is proposing a raingarden to meet stormwater management control requirements for the proposed development. The subject property is located within a portion of the Water Supply Protection Overlay District (WSPOD). Within this area, new development should provide water quality control facilities capable of providing a 50% reduction in phosphorous, while also meeting quantity control standards defined by the Public Facilities Manual (PFM). It is not clear that the proposed facility will meet all required standards for water quantity and quality control.

Resolution:

Prior to final approval of the proposed development plan, the applicant will be required to meet PFM standards to adequately address runoff issues associated with the proposed development. Any final determination regarding the adequacy of proposed measures will be made by staff within Department of Public Works and Environmental Services.

Green Buildings

The proposed residential development is at the high end of the Plan density range in this location. As such, there is an expectation based on Policy Plan guidance that the applicant will commit to design and construct all dwelling units to meet green building standards under the Energy Star Qualified Homes, LEED for Homes or EarthCraft green building certification program. The applicant has made no commitment to any green building commitments at this time. Consistent with other applicants' commitments for Energy Star Qualified Homes, the applicant should commit to prior to issuance of the Residential Use Permit for each dwelling unit, to submitting to the Environment and Development Review Branch of DPZ documentation from a home energy rater certified through the Residential Energy Services Network program that demonstrates that the dwelling has attained Energy Star for Qualified Homes designation, or one of the other options noted above or an equivalent. This issue remains outstanding.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

June 24, 2011

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Stone Road Property, RZ 2011-SU-006/FDP 2011-SU-006

I have reviewed the above referenced rezoning application including a Statement of Justification stamped as received by the Zoning Evaluation Division on January 18, 2011; and a CDP/FDP stamped as received by ZED on April 13, 2011. A site visit was conducted on June 20, 2011.

Forest Conservation Branch staff has no comments or recommendations, at this time, regarding this rezoning application.

If you have any questions or concerns, please contact me at (703)324-1770.

HCW/
UFMID #: 160960

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: June 27, 2011

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

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

FILE: 3-4 (RZ 2011-SU-006)

SUBJECT: Transportation Impact

REFERENCE: RZ & FDP 2011-SU-006 Landmark Atlantic Development LLC
Traffic Zone: 1674
Land Identification Map: 54-3 ((2)) 61, 61C

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated April 8, 2011. The applicant wishes to rezone the 1.90 acre site from R-1 to PDH-8 for six (6) single family detached dwelling units and four (4) townhouses for a density of 5 dwelling units per acre. The applicant proposes to provide access via a private street from Battery Ridge Lane through the Battery Ridge development. There will be a sidewalk connection to Stone Road.

- The applicant has shown additional right-of-way dedication along Stone Road, but this is not required or needed as Stone Road is built out to four-lanes divided per the Comprehensive Plan.
- This site is within the Centreville Suburban Area and the applicant should provide a contribution to the Centreville Area Road Fund at the current rate per residential unit.
- Driveways should be a minimum of 20 feet in length.
- More parking should be provided.

AKR/LAH/lah



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

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

May 19, 2011

TO: Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: RZ/FDP 2011-SU-006, Landmark Atlantic Development

ACREAGE: 1.90 acres

TAX MAP: 54-3 ((2)) 61C, 61

PROPOSAL: Rezone property from the R-1 and WS Districts to the PDH-8 and WS Districts to permit a total of 6 single family detached dwellings and 4 townhomes.

COMMENTS: The proposed rezoning area is within the Deer Park Elementary School, Stone Middle School, and Westfield High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2016-17 Projected Enrollment	Capacity Balance 2016-17
Deer Park ES	731	723	735	-4	676	55
Stone MS	1050	901	858	192	862	188
Westfield HS	2795	2883	2855	-60	2914	-119

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

The school capacity chart above 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 2016-17 and are updated annually. At this time, if development occurs within the next six years, Westfield High School is projected to have a capacity deficit. Deer Park Elementary and Stone Middle Schools are projected to have capacity. Beyond the six year projection horizon, enrollment projections are not available.

The rezoning application proposes to rezone property from the R-1 District to the PDH-8 District to permit a total of 6 single family detached homes and 4 townhomes. It appears that the current maximum development potential for the R-1 District permits 1 dwelling unit on each of the two lots.

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Single family detached / townhome ratio	Proposed # of units	Student yield	Single family detached ratio	Current Units permitted by-right in R-1 District (2 lots)	Student yield
Elementary	.266 / .204	6 / 4	2 / 1 = 3	.266	2	1
Middle	.084 / .057	6 / 4	1 / 0 = 1	.084	2	0
High	.181 / .118	6 / 4	1 / 0 = 1	.181	2	0
			5 total			1 total

SUMMARY:Suggested Proffer Contribution

The rezoning application is anticipated to yield 4 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$37,512 (4 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 Westfield HS pyramid and/or to Cluster VIII 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. This will assist FCPS by allowing for the timely projection of future students as a part of the 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.

DMJ/mat

Attachment: Locator Map

cc: Kathy L. Smith, School Board, Chairman, Sully District
 Ilryong Moon, School Board, At-Large
 James L. Raney, School Board, At-Large
 Martina A. Hone, School Board, At-Large
 Dean Tistadt, Chief Operating Officer
 Fabio Zuluaga, Cluster VIII, Assistant Superintendent
 Carol Larsen, Principal, Deer Park Elementary School
 Scott Phillips, Principal, Stone Middle School
 Tim Thomas, Principal, Westfield High School



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, Manager 
Park Planning Branch, PDD

DATE: June 08, 2011

SUBJECT: RZ-FDP 2011-SU-006, Stone Road Property
Tax Map Number: 054-3((2)) 61, 61-C

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 5, 2011, for the above referenced application. The subject property consists of the last two remaining parcels in the 1943 Center Heights subdivision, located in the Centreville Area special planning area in the Bull Run Planning District. Parcel 61 is designated in G-1 and is planned for townhome densities of 5 to 8 dwellings per acre while Parcel 61-C is designated in G-2 and planned for 2 to 3 dwellings per acre. The applicant proposes to rezone the subject property from R-1 to PHD. The Development Plan shows 6 new single-family detached homes and 4 new single-family attached townhomes, which could add 25 new residents to the Sully Supervisory District based on an average single-family detached household size of 3.18 and an average single-family attached household size of 2.88 in the Bull Run Planning District. This estimation accounts for the 2 existing single-family homes on the subject property.

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). On page 40 of the Bull Run Planning District plan, the Centreville Area section includes the park guidance that remnants of Civil War fortifications should be preserved as deemed appropriate by the County.

ANALYSIS AND RECOMMENDATIONS

Needs Assessment and Facility Standards Analysis:

Currently, there are six parks (Centre Ridge North, Chalet Woods, Cub Run Stream Valley, Ellanor C. Lawrence, Rocky Run Stream Valley, and Stone Crossing) located within one mile of

the subject property. The subject property is situated between Cub Run and Rocky Run Stream Valley parks affording convenient access to multi-use trails and recreational opportunities nearby that include a basketball court, a playground, and an open play area. The Bull Run Planning District is projected to have a year 2020 deficit of the following recreation facilities: rectangle fields, adult softball fields, basketball courts, playgrounds, and trails.

Recreational Impact of Residential Development:

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. No onsite facilities are shown on the Development Plan, so this amount 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 subject property has the opportunity to include an onsite facility within the open space between housing lots 6 & 7, perpendicular to the emergency turnaround. Such facilities could include a tot-lot playground, benches, or other similar feature(s).

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 \$22,325 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Cultural Resources Impact:

The parcels were subjected to archival review. They are adjacent to CWSI #747, the reported location of a Confederate 16-gun battery. The Park Authority appreciates the proffer to include fencing and a historic marker concerning this site. The fencing style and text/layout of the marker should be coordinated with the History Commission. The parcels have potential to contain additional Civil War sites. The Park Authority requests a Phase I archaeological survey for undisturbed portions of these lots, and if sites are found, Phase II archaeological testing for determining eligibility for inclusion into the National Register of Historic Places would be recommended. If sites are found eligible, avoidance, or Phase III date recovery is recommended.

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: Liz 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 Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	\$9,600	\$11,609	\$21,209
Townhouse units	\$6,400	\$10,716	\$17,116
Total	\$16,000	\$22,325	\$38,325

In addition, the analysis identified the following major issues:

- The subject property has the opportunity to include an onsite recreation facility such as a tot-lot or seating area between the proposed housing lots 6 & 7.
- A Phase I archaeological survey is requested for undisturbed portions of the subject property.
- The Park Authority appreciates the proffer to include fencing and a historic marker concerning the 16-gun battery site.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Suzianne Zottl

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

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County of Fairfax, Virginia

MEMORANDUM

DATE: May 6, 2011

TO: Barbara C. 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 Application
RZ 2011-SU-006 and Final Development Plan FDP 2011-SU-006

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 #438, **West Centreville**
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: 8-18-2011

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025)
Wastewater Planning and Monitoring Division

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2011-SU-006/FCP 2011-SU-006
Tax Map No. 054-3-((02))-0061, 0061-C

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 Cub Run (T-5) Watershed. It would be sewered into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in an easement and approximately 80 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 Rezoning		Existing Use + Application + Comp. Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Submain	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Main/Trunk	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Interceptor	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Outfall	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

5. Other pertinent information or comments:

Fairfax Water

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

**PLANNING & ENGINEERING
DIVISION**

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

May 11, 2011

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

Re: RZ 2011-SU-006
FDP 2011-SU-006
Stone Road Property
Tax Map: 54-3

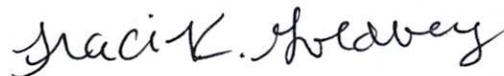
Dear Ms. Berlin:

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 existing 12-inch and 8-inch water mains. 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,



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

Enclosure

cc: Paul Johnson, Charles P. Johnson Associates
John Thillmann, Landmark Atlantic Development



County of Fairfax, Virginia

MEMORANDUM

DATE: August 8, 2011

TO: Suzianne Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Rezoning and Final Development Plan Application Review, RZ/FDP 2011-SU-006, Tax Map #054-3-02-0061 & 0061C, Plan dated April 8, 2011, Sully District

We have reviewed the subject Plan and offer the following comments related to stormwater management:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no mapped Resource Protection Area on the Site. Water quality controls are required for this development (PFM 6-0401.2A) project (PFM 6-0401.1, CBPO 118-3-2(f)(2)). The applicant indicates that BMP will be achieved with a Bioretention filter.

Floodplain Regulations

There is no regulated 100-yr floodplain on the site.

Stormwater Detention

The applicant indicates that the stormwater detention will be achieved with a Bioretention filter. The soil types at the proposed properties are 73B2 and 273B1. This type of soils likely to have shallow bedrock /groundwater. Applicant needs to show on the site plan that the bottom of the bioretention filter is at least 2 ft above the seasonal high groundwater table and bedrock (PFM 6-1307.42).

Site Outfall

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

Downstream Drainage Complaints

There is a downstream drainage complaint on file. A property owner from 5701 Locust Branch Court reported flooding in August 2008.

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

SR/am

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File (7085-ZONA-003-2)

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





County of Fairfax, Virginia

DATE: May 17, 2011

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor *KRW*
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Development Plan Analysis

REFERENCE: Application No. RZ 2011-SU-006/FDP 2011-SU-006

After reviewing the application, we have two issues that need to be addressed. The Health Department records indicate that the existing house lot 61 to be demolished is served by an onsite sewage disposal system. The house on lot 61C is served by an onsite sewage disposal system and irrigation well. If the proposed development is approved, the septic systems will have to be properly abandoned with instruction given by the Health Department. The existing irrigation well, if not already abandoned will have to be abandoned according to a permit to be issued by the Health Department. Both issues must be resolved prior to the Health Department signing off on any demolition permit for this property.



6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT**6-101 Purpose and Intent**

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

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.

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.

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.

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		