



APPLICATION ACCEPTED: July 13, 2011
PLANNING COMMISSION: November 17, 2011
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

November 3, 2011

STAFF REPORT

APPLICATION RZ 2011-LE-019

LEE DISTRICT

APPLICANT: Clifton N. Morris, Jr. and Stephen L. Morris

PRESENT ZONING: R-1

REQUESTED ZONING: R-12

PARCELS: 81-3 ((1)) 46
91-1 ((1)) 43

LOCATION: 6410 and 6414 Potters Lane

SITE AREA: 75,416 square feet (1.73 acres)

DENSITY: 9.82 du/ac

PLAN MAP: Residential; 8-12 du/ac

PROPOSAL: To rezone from the R-1 District to the R-12 District to construct single family attached dwellings

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2011-LE-019, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of a waiver of the minimum district size for the R-12 District pursuant to Sect. 3-1206 of the Zoning Ordinance.

Staff recommends approval of a modification of transitional screening and a waiver of barrier requirements along the western property boundary in favor of the landscaping and the masonry wall shown on the GDP.

Nick Rogers

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



Staff recommends approval of a deviation of the tree preservation target in favor of that shown on the GDP.

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 application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

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

O:\nroge1\Rezoning\ RZ 2011-LE-019\Staff Report\Staff Report Cover RZ 2011-LE-019.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-LE-019



Applicant: CLIFTON N. MORRIS, JR. AND
STEPHEN L. MORRIS

Accepted: 07/13/2011

Proposed: RESIDENTIAL

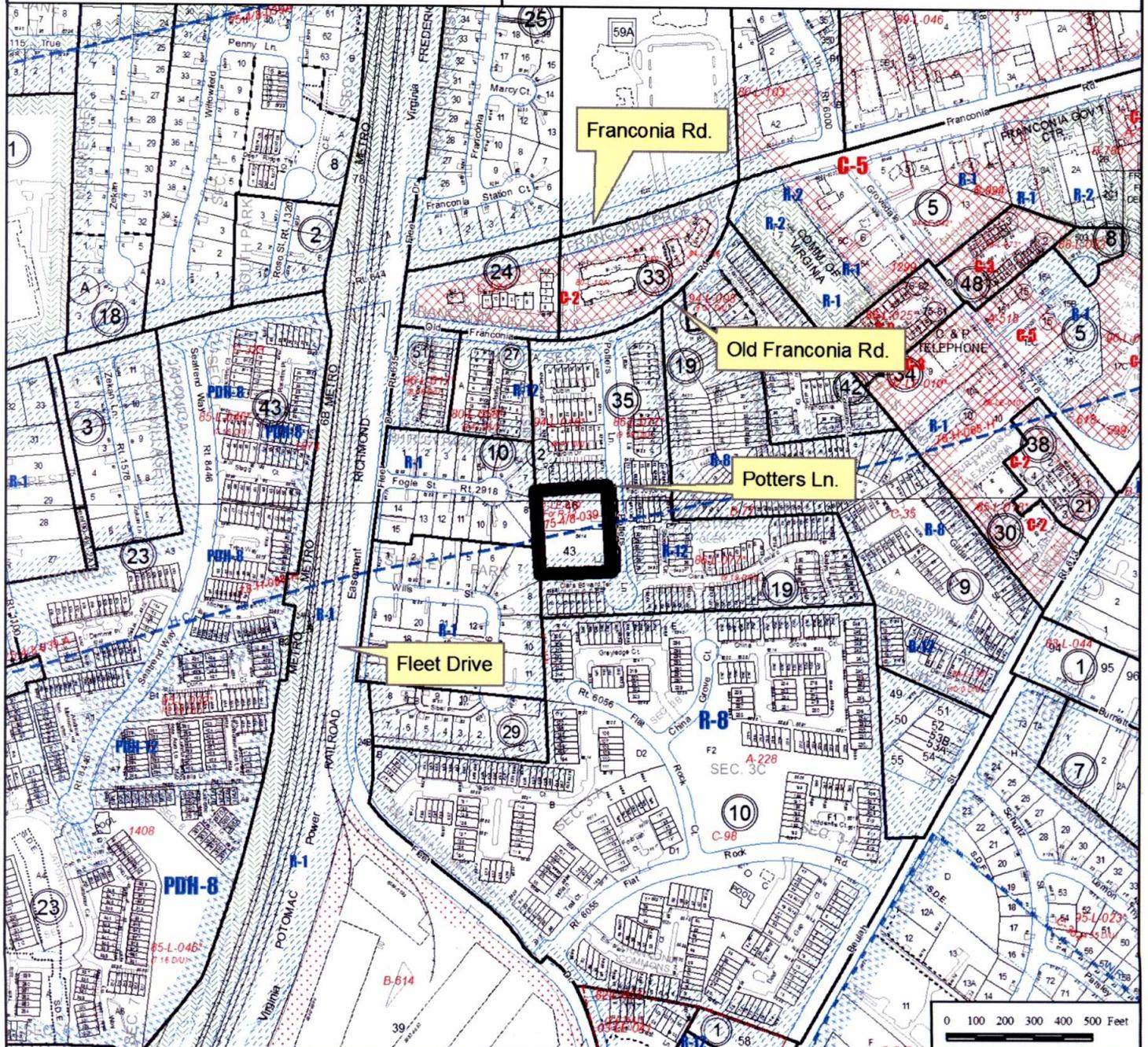
Area: 1.73 AC OF LAND; DISTRICT - LEE

Located: WEST SIDE OF POTTERS LANE
APPROXIMATELY 400 FEET SOUTH OF ITS
INTERSECTION WITH OLD FRANCONIA ROAD

Zoning: FROM R- 1 TO R-12

Overlay Dist: HC

Map Ref Num: 081-3- /01/ /0046 091-1- /01/ /0043



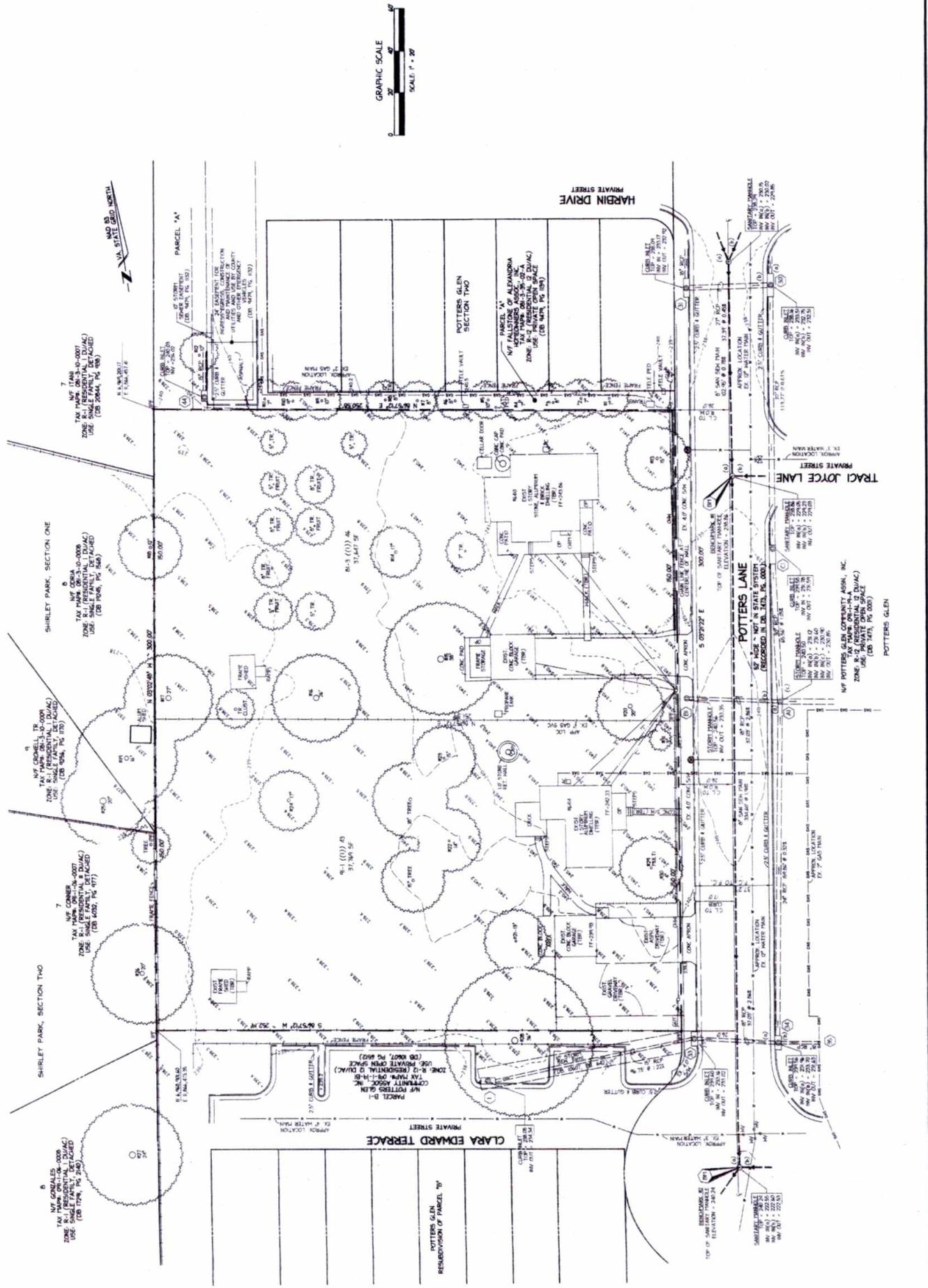
JOB NO. 834-11
 FILE NO. 81000029
 SHEET 2 OF 9

DATE: 26 AUG. 2011
 DRAWN BY: A.R.D.
 DESIGNED BY: A.R.D.
 SCALE: 1" = 20'

POTTERS GLEN, SECTION 3
 EXISTING CONDITIONS PLAN
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 T.M. 01-3 (11) 46 & 91-1 (11) 43

| NO. | DATE | DESCRIPTION | REVISION BLOCK |
|-----|----------|--|----------------|
| 1 | 8/28/11 | BASE PER FINAL COUNTY COMMENTS AND ALTERNATE PLAN | |
| 2 | 10/9/11 | RESPONSE PER FINAL COUNTY COMMENTS AND TOWNBOARD | |
| 3 | 10/25/11 | RESPONSE PER AND COUNTY COMMENTS, ADD SCREENING WALL | |
| 4 | 10/25/11 | (NO CHANGE TO THIS SHEET) | |

DOMINION
 Surveyors Inc.
 8808 H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX 703-799-6412



SHIRLEY PARK, SECTION ONE
 N/F CONNOR TR
 TAX MAP 08-13-00-000
 ZONE R-1 (RESIDENTIAL DUAC)
 USE: SINGLE FAMILY, DETACHED
 (CB 1046, PG 170)

SHIRLEY PARK, SECTION TWO
 N/F CONNOR TR
 TAX MAP 08-13-00-000
 ZONE R-1 (RESIDENTIAL DUAC)
 USE: SINGLE FAMILY, DETACHED
 (CB 1046, PG 170)

POTTERS GLEN SECTION TWO
 N/F FALLSTONE OF ALEXANDRIA
 TAX MAP 08-13-00-000
 ZONE R-1 (RESIDENTIAL DUAC)
 USE: SINGLE FAMILY, DETACHED
 (CB 1046, PG 170)

POTTERS GLEN SECTION THREE
 N/F POTTERS GLEN COMMUNITY ASSN, INC.
 TAX MAP 08-13-00-000
 ZONE R-1 (RESIDENTIAL DUAC)
 USE: PRIVATE OPEN SPACE
 (CB 1474, PG 000)

CLARA EDWARD TERRACE
 N/F POTTERS GLEN COMMUNITY ASSN, INC.
 TAX MAP 08-13-00-000
 ZONE R-1 (RESIDENTIAL DUAC)
 USE: PRIVATE OPEN SPACE
 (CB 1474, PG 000)

HARBIN DRIVE
 N/F POTTERS GLEN COMMUNITY ASSN, INC.
 TAX MAP 08-13-00-000
 ZONE R-1 (RESIDENTIAL DUAC)
 USE: PRIVATE OPEN SPACE
 (CB 1474, PG 000)

TRACY JOYCE LANE
 N/F POTTERS GLEN COMMUNITY ASSN, INC.
 TAX MAP 08-13-00-000
 ZONE R-1 (RESIDENTIAL DUAC)
 USE: PRIVATE OPEN SPACE
 (CB 1474, PG 000)

PRIVATE STREET
 N/F POTTERS GLEN COMMUNITY ASSN, INC.
 TAX MAP 08-13-00-000
 ZONE R-1 (RESIDENTIAL DUAC)
 USE: PRIVATE OPEN SPACE
 (CB 1474, PG 000)

| NO. | DATE | ENGINEER |
|-----|----------|---|
| 1 | 02/27/11 | RESERVED FOR COUNTY COMMENTS AND SCREENING WALL |
| 2 | 02/27/11 | RESERVED FOR COUNTY COMMENTS AND SCREENING WALL |
| 3 | 02/27/11 | RESERVED FOR COUNTY COMMENTS AND SCREENING WALL |

DATE: 26 AUG 2011
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.
10/26/2011
NAN R. DALTON
LIC NO. 11769
A.R. Dalton
JOB NO. 10030001
FILE NO. 034-11
SHEET 5 OF 9

10 YEAR ROUTING

10 year route
Hydrograph type: Reservoir
Storm frequency: 2 yrs
Inflow Hyd. No.: 237.31 ft
Max. Elevation: 237.31 ft

Peak discharge: 2.26 cfs
Time interval: 2 min
Reservoir name: Filled BMP
Max. Storage: 4.459 cu ft

| Time | Inflow | Outflow | W | B | WC | WD | Outflow |
|-------|--------|---------|------|------|------|------|---------|
| (hrs) | ft | ft | ft | ft | ft | ft | ft |
| 0.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.25 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.50 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.75 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10.00 | 237.31 | 237.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

2 YEAR ROUTING

2-year route
Hydrograph type: Reservoir
Storm frequency: 2 yrs
Inflow Hyd. No.: 238.54 ft
Max. Elevation: 238.54 ft

Peak discharge: 3.83 cfs
Time interval: 2 min
Reservoir name: Filled BMP
Max. Storage: 3.218 cu ft

| Time | Inflow | Outflow | W | B | WC | WD | Outflow |
|-------|--------|---------|------|------|------|------|---------|
| (hrs) | ft | ft | ft | ft | ft | ft | ft |
| 0.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.25 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.50 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.75 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10.00 | 238.54 | 238.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

ELEVATION STORAGE / DISCHARGE INFORMATION

Pond Data
Pond storage is based on known contour areas

| Stage | Storage | Contour area | Area | Storage | Contour area |
|-------|---------|--------------|-------|---------|--------------|
| ft | cu ft | sq ft | sq ft | cu ft | sq ft |
| 0.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 0.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 0.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 0.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 1.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 1.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 1.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 1.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 2.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 2.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 2.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 2.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 3.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 3.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 3.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 3.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 4.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 4.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 4.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 4.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 5.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 5.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 5.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 5.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 6.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 6.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 6.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 6.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 7.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 7.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 7.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 7.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 8.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 8.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 8.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 8.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 9.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 9.25 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 9.50 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 9.75 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |
| 10.00 | 0.00 | 248.00 | 1,200 | 0.00 | 248.00 |

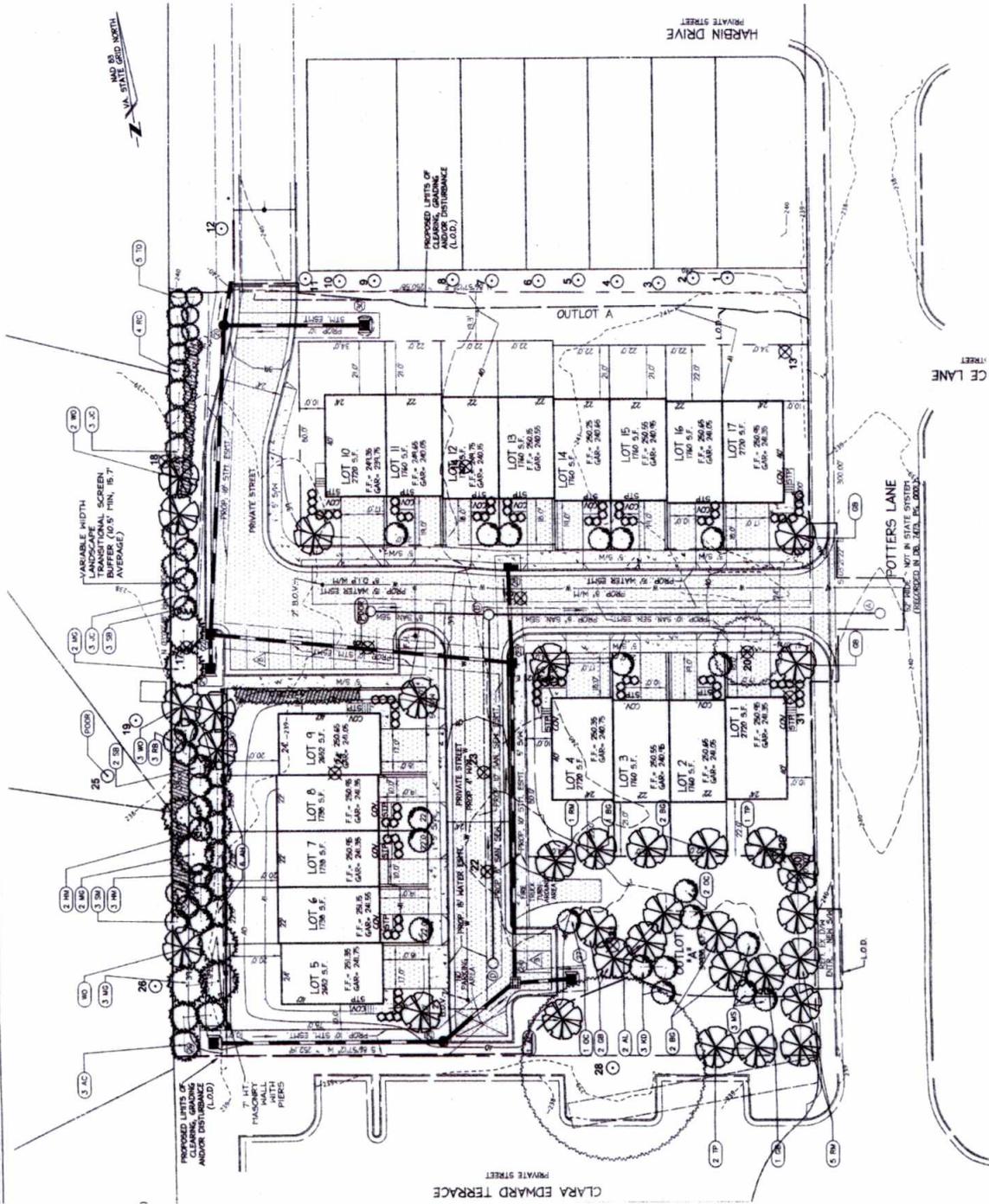
100 YEAR ROUTING

100 year route
Hydrograph type: Reservoir
Storm frequency: 100 yrs
Inflow Hyd. No.: 237.54 ft
Max. Elevation: 237.54 ft

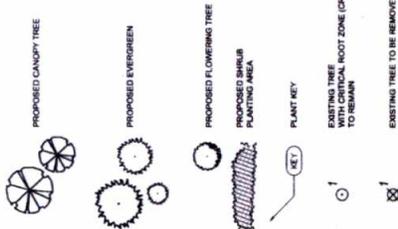
Peak discharge: 11.83 cfs
Time interval: 2 min
Reservoir name: Filled BMP
Max. Storage: 0.564 cu ft

| Time | Inflow | Outflow | W | B | WC | WD | Outflow |
|-------|--------|---------|------|------|------|------|---------|
| (hrs) | ft | ft | ft | ft | ft | ft | ft |
| 0.00 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.25 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.50 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.75 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.00 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.25 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.50 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 1.75 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.00 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.25 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.50 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.75 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.00 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.25 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.50 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.75 | 237.54 | 237.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4.00 | 237.54 | 237.54 | 0.00 | | | | |

LANDSCAPE PLAN - ALTERNATIVE "A"



PLANTING LEGEND



NOTE: PLANTING SCHEDULES FOR SPECIES WITH CRITICAL ROOT ZONE (CRZ) SHALL BE PLANTED WITHIN ONE (1) FEET OF AN EASEMENT, IF THAT EASEMENT INCLUDES A PIPE.

ADDITIONAL TREE LANDSCAPING: PLANTING SHALL BE PLANTED AT 10' (10) FEET FROM SUGGESTED LIST. PLANTING SHALL BE PLANTED AT 10' (10) FEET FROM SUGGESTED LIST. PLANTING SHALL BE PLANTED AT 10' (10) FEET FROM SUGGESTED LIST. PLANTING SHALL BE PLANTED AT 10' (10) FEET FROM SUGGESTED LIST.



| | |
|------------|-------------|
| DATE | DESCRIPTION |
| 2011.03.29 | DESIGNER |
| 2011.03.29 | DATE |



8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

DOMINION Inc. Surveyors

| NO. | DATE | DESCRIPTION | REVISION BLOCK |
|-----|------|-------------|----------------|
| | | | |
| | | | |
| | | | |
| | | | |

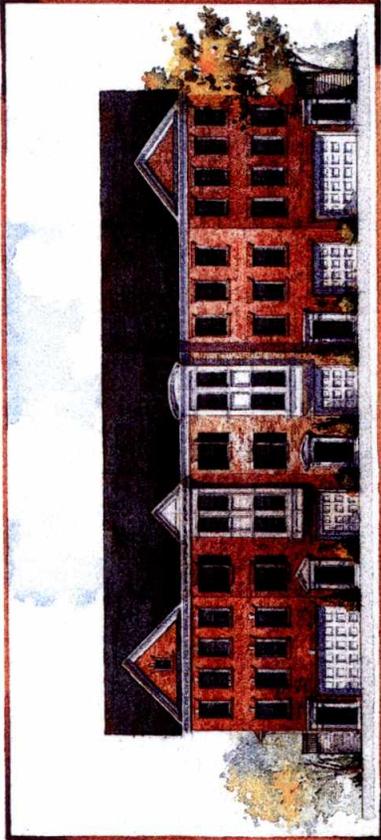
ILLUSTRATIVE ELEVATION PLAN
POTTERS GLEN, SECTION 3
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

T.M. 04-3 (11) 46 + 9-1 (11) 43

SCALE: 1/8" = 1'
DATE: 26 AUG. 2011
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.

07/25/2011
ALEX R. DALTON
JULIA R. DALTON
ALEX R. DALTON
ALEX R. DALTON
ALEX R. DALTON

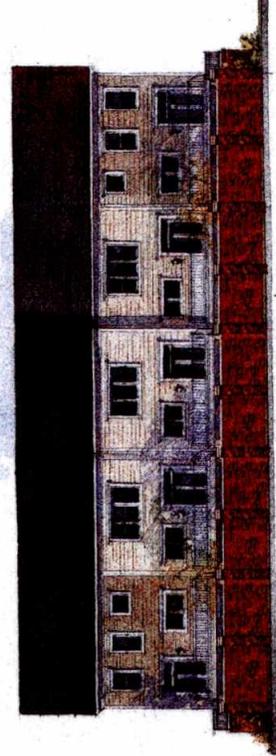
JOB NO. 110208000R
FILE NO. 154-II
SHEET 9 OF 9



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

REAR ELEVATION FOR LOTS 5-9, ALTERNATIVE "A", ONLY.
ALL OTHER LOTS IN ALTERNATIVE "A" DO NOT HAVE THE
LANDSCAPING / TRANSITIONAL SCREENING BARRIER.

CONCEPTUAL ELEVATIONS
Potter's Glen

FOR ILLUSTRATIVE PURPOSES ONLY



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

DESCRIPTION OF THE APPLICATION

The applicants, Clifton N. Morris, Jr. and Stephen L. Morris, request approval to rezone two parcels which total 1.73 acres from the R-1 Residential District to the R-12 Residential District. The applicants propose to demolish the existing structures to construct 17 single family attached dwellings with access from Potters Lane. The three-story townhouses would have either one- or two-car garages, and be constructed with brick on the fronts and sides of the units. A small area of passive open space with trees would be located on the properties' southeastern corner.

The applicants intend to control the quantity and quality of stormwater by piping the stormwater to an off-site drainage pond in the adjacent neighborhood. This site layout is labeled as "Alternative A" on Sheet 3A of the Generalized Development Plan (GDP) submitted by the applicants. If it is determined by county engineering staff that an on-site stormwater management facility is required, the passive open space would be converted to a stormwater management pond, depicted as "Alternative B" on Sheet 3B.

The proposed layout for Alternative A includes a landscaped buffer ranging from 10.5 to 20 feet in width along the properties' western boundary with the Shirley Park neighborhood, which is zoned R-1 Residential. With Alternative A, a seven-foot high masonry wall is shown between this buffer and the five townhouses closest to the western boundary. Alternative B depicts a landscaped buffer ranging from 10.5 to 15.6 feet, with the masonry wall extending along the length of the side lot line of the end townhouse unit.

The applicant has submitted three requests for waivers and modifications:

- Modification of the transitional screening requirement along the western property line in favor of a narrower buffer as shown on the GDP;
- Modification of the barrier requirement along the western property lines; and,
- Waiver of the minimum R-12 district size of 4 acres.

Copies of the draft proffers, affidavit, and applicant's statement of justification are included in Appendices 1, 2, and 3, respectively. A copy of the applicants' GDP is included at the beginning of this staff report.

LOCATION AND CHARACTER

The subject properties are located at 6410 and 6414 Potters Lane, which is just south of Franconia Road and approximately 600 feet east of the railroad tracks that serve Amtrak and the Metrorail¹. A single family detached dwelling is located on each property. The two houses are the only detached dwellings on Potters Lane, and are bordered by townhouse neighborhoods to the north, east, and south. The Shirley Park

¹ See Locator Map at the beginning of this staff report for the properties' location in relation to the greater transportation network

neighborhood to the west contains single family detached dwellings, but on smaller lots than the subject properties (Table 1).

The majority of the total acreage is flat, grassy open space scattered with a small number of ornamental trees and a few larger shade trees.

Potters Lane is a public street with parking allowed along both sides of the street. The streets serving the surrounding townhouses are private, and have designated parking spaces for residents and visitors.



| TABLE 1 - SURROUNDING AREA | |
|----------------------------|--|
| North | Use: Residential, Single Family Attached (R-12) Density: 9.41 du/ac Comp Plan: Residential; 8-12 du/ac |
| South | Use: Residential, Single Family Attached (R-12) Density: 9.18 du/ac Comp Plan: Residential, 8-12 du/ac |
| East | Use: Residential, Single Family Attached (R-12) Density: 9.18 du/ac Comp Plan: Residential, 8-12 du/ac |
| West | Use: Residential - Single Family Detached (R-1) Density: 3.68 du/ac Comp Plan: Residential; 3-4 du/ac |

BACKGROUND

The existing houses were built in 1942 and 1949. Potters Lane was originally a private street with similarly sized houses and parcels of corresponding acreage lining each side, many of which were owned by relatives of the Potter family. The houses backed up to the 36 homes in Shirley Park, which were built in 1952 and 1953.

The surrounding parcels began to redevelop in the 1980s, beginning with the Board of Supervisors' (BOS) approval of RZ 80-L-058, which rezoned a two acre parcel on Old Franconia Road, to the north of the subject properties, from R-1 and R-2 to R-12 for 19 single family attached dwelling units.

The majority of the parcels to the east and south of the subject properties were consolidated with RZ 86-L-077, which rezoned 10.02 acres from R-1 and R-2 to R-12 and was approved by the Board of Supervisors on May 18, 1987. This rezoning resulted in 92 single family attached dwellings developed at a density of 9.19 dwelling units per acre (du/ac), and was the first section built of the Potter's Glen community. At the time, the applicant's intent was to assemble all of the Potters Lane parcels for a unified development plan. However, the applicant was unable to consolidate the parcels along the western side of Potters Lane.

On December 29, 1994, the BOS approved RZ 94-L-016 to rezone the 2.76 acres immediately north of the subject properties from R-1 and R-1 to R-12. This rezoning added 26 single family attached units at 9.41 du/ac and included a concept layout for the development of the subject properties in a fashion similar to the surrounding townhouses. The 2.76 acres became the second section of Potter's Glen and was incorporated into the original section's homeowners' association (HOA).

DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN

The applicants have proposed to construct 17 single family attached dwelling units on the subject properties at a density of 9.82 du/ac. The dwellings would be split into three groups, with the longest "stick" of townhouses along the northern property edge. Each stick's internal units are between 1738-1760 square feet, and served by a one-car garage and driveway. The end units on each stick range from 2560-2720 square feet. Each end unit has a two-car garage and room for two cars parked side-by-side in the driveway. The GDP provides two options for site layout:

- Alternative A (shown in inset with Figure 2) places four townhouses perpendicular to Potters Lane at the site's proposed access point. A second stick of five townhouses would line the western property line and have front facades that face east.
 - These two sticks would have direct views on an approximately 8,500 square-foot landscaped open space with trees.
 - A fire truck turnaround constructed with pervious pavers would be located in this open space.
 - The western boundary of the layout is lined with a transitional screen of trees and shrubs that varies from 10.5 feet to approximately 20 feet in width.
 - A seven-foot high masonry wall is shown between this buffer Lots 5-9
 - The drive aisle that accesses Potters Lane would also connect to Casdin Drive to the north for emergency access. Alternative A would have 11 common parking spaces and 46 spaces provided in garages and private driveways for a total of 57 spaces.

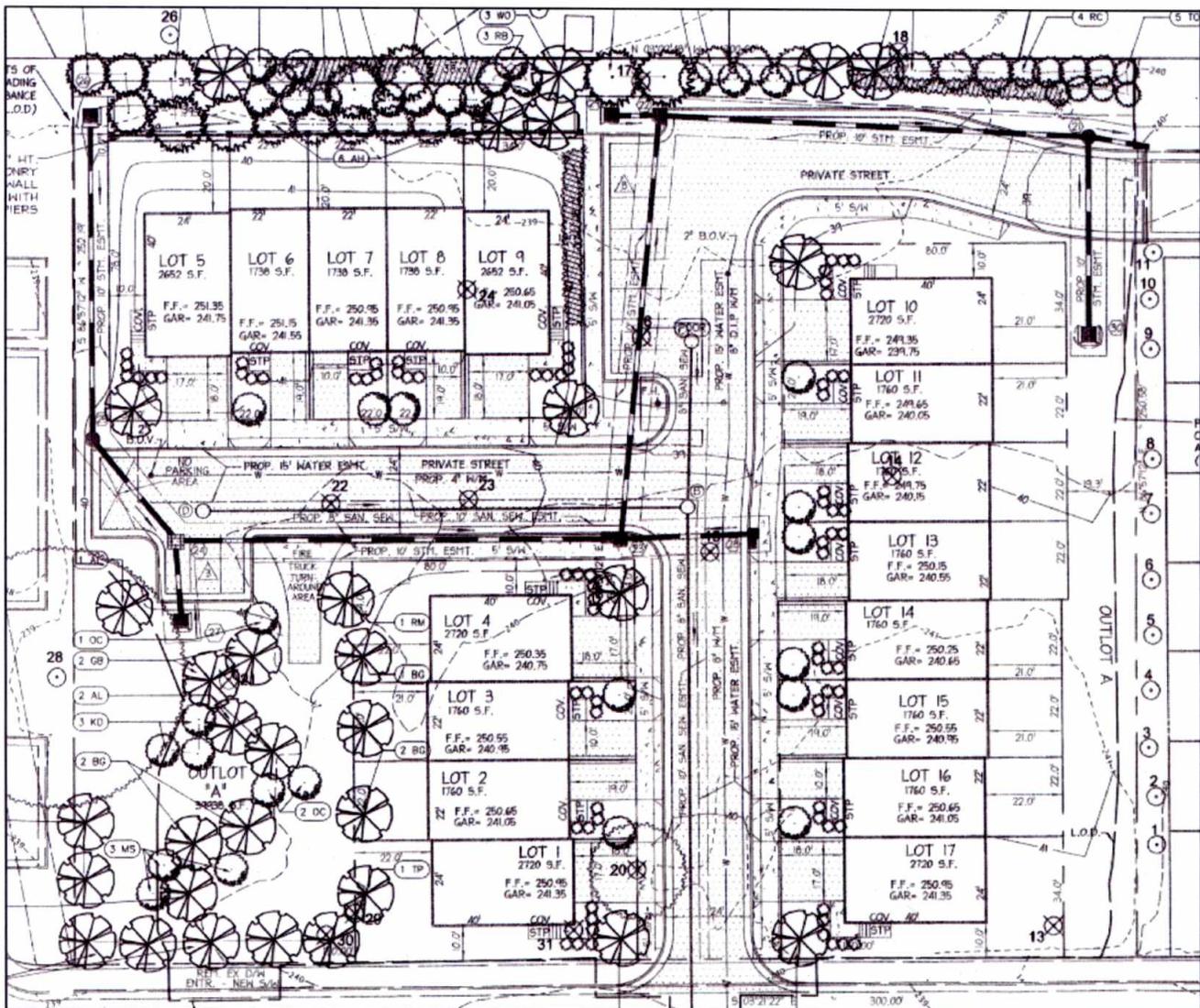


Figure 2 – An inset of Alternative A from Sheet 3A of the GDP, with Potters Lane running along the bottom of the inset. (Source: Dominion Surveying Inc., 2011)

- Alternative B (shown in inset with Figure 3) is similar to Alternative A in that it proposes the same number of townhouses, a similar transitional landscape screen, and the seven-foot high masonry wall between Lot 9 and the landscaped screen; the key difference, however, is the replacement of the landscaped open space at the properties' southeastern corner with a stormwater detention pond. The 12 common parking spaces are arranged centrally on site with a drive aisle that encircles them, but maintains the same access points to Potters Lane and Casdin Drive. Lots 5-9 border the original Potters Glen neighborhood to the south.

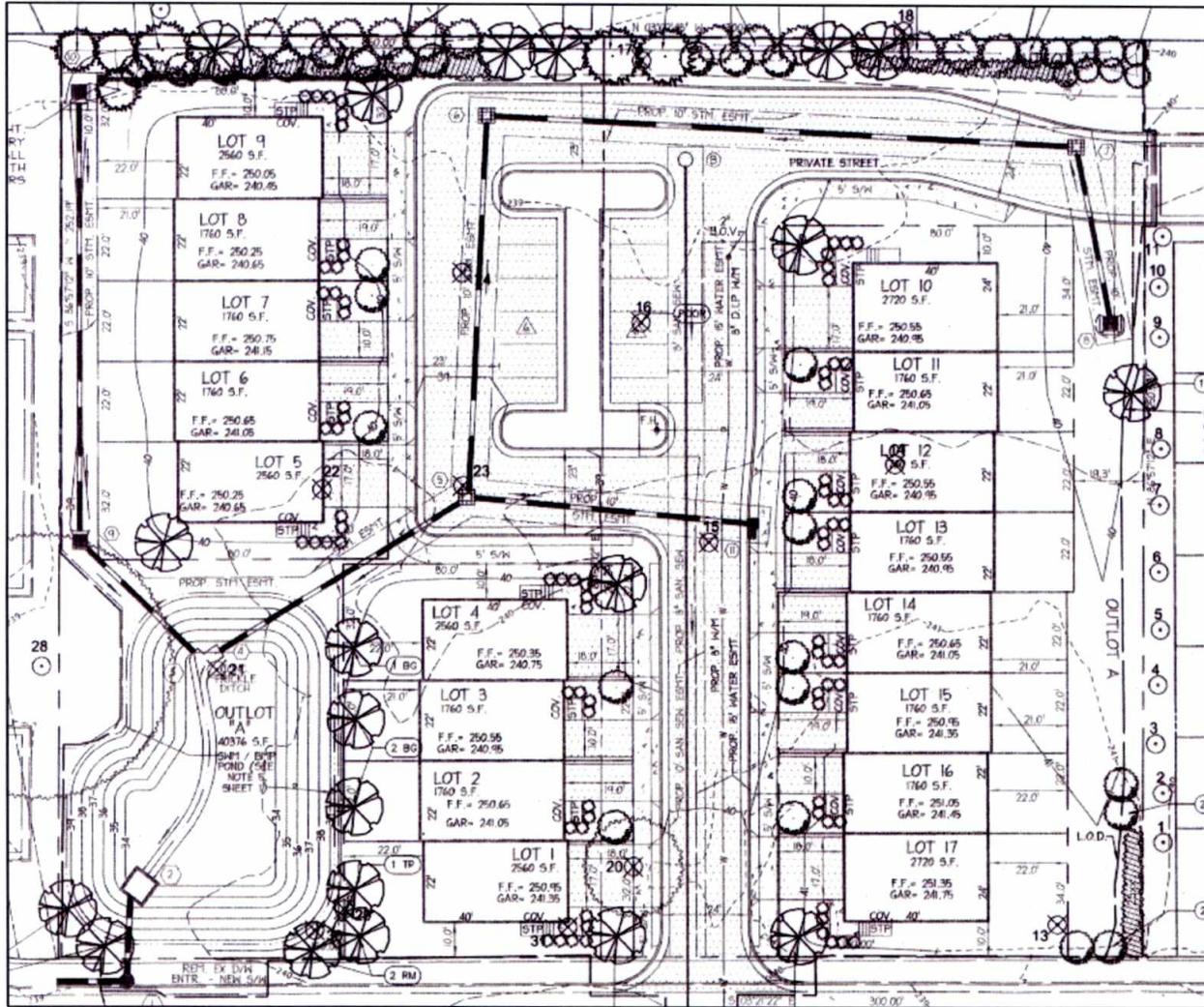


Figure 3 – An inset of Alternative B from Sheet 3B of the GDP, with Potters Lane running along the bottom of the inset. (Source: Dominion Surveying Inc., 2011)

Sheet 9 of the GDP displays conceptual elevation views of the sides, front, and rear of the proposed townhouses (Figures 4, 5, and 6). The units have three levels, with privacy yards that are enclosed with a board-on-board fence with brick piers at the property corners. Two additional renderings show left- and right-side elevations that have second-floor entrances to the dwelling.

The rear elevation view displays the masonry wall shown on Alternative A between the townhouses and the transitional screening. The masonry wall would only be placed behind these units.

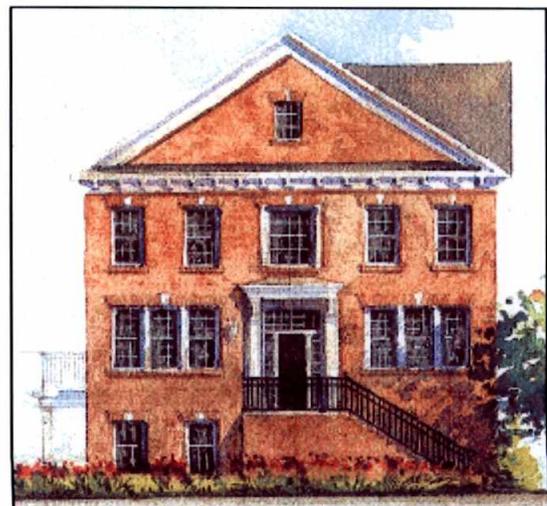


Figure 4 – The side elevation of the townhouses from Sheet 9 of the GDP. (Source: Dominion Surveying Inc., 2011)



Figure 5 – The front elevation of the townhouses from Sheet 9 of the GDP.
(Source: Dominion Surveying Inc., 2011)

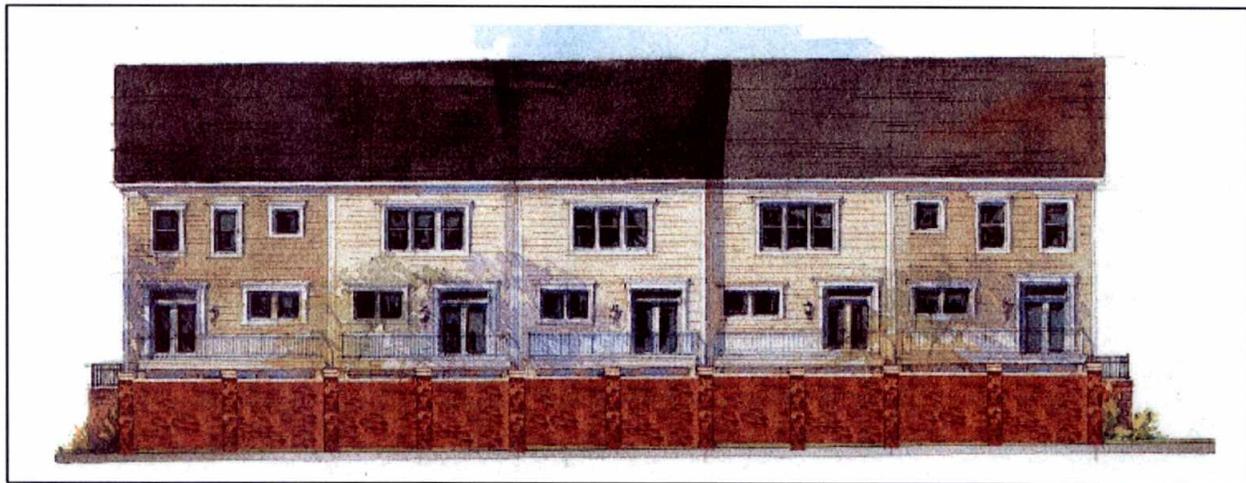


Figure 6 – The rear elevation of the townhouses from Sheet 9 of the GDP,
which shows the seven-foot high masonry wall.
(Source: Dominion Surveying Inc., 2011)

ANALYSIS

Comprehensive Plan

The Comprehensive Plan provides no site-specific guidance for the development of these parcels. However, the Plan language at the sector level calls for “stable residential neighborhoods” and infill development that is “of a compatible use, type, and density” to its surroundings. As noted in Table 1, the Comprehensive

Land Use Plan map calls for residential uses at 8-12 du/ac for these parcels and those around it, except for Shirley Park to the west.

The proposed density of 9.82 is in character with the surrounding neighborhoods, which were all approved with densities between 9 and 10 du/ac. The proposed use, unit type, and density of the proposed development are in conformance with the Comprehensive Plan.

Residential Development Criteria

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, respecting the County's historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. To that end, the Comprehensive Plan requires the following criteria (Appendix 13) to be used in evaluating zoning requests for new residential development:

Site Design (Development Criterion #1)

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

The applicants propose the consolidation of the last two parcels in the vicinity that are planned for re-development at a density of 8-12 du/ac. This consolidation integrates the development with the adjacent townhouses with its site design and the extension of an interparcel access connection.

b) Layout

The proposed site design for Alternative A uses a non-traditional layout that creates usable open space and breaks from the linear patterns of the surrounding townhouses. The site layout provides logical, functional and appropriate relationships amongst its various parts while complementing the adjacent townhouses in a similar fashion. The dwelling units are oriented appropriately to the adjacent streets and homes, and include usable yard areas, with rear privacy yards each over 400 square feet. All existing utilities have been identified on the GDP, and the applicants have included utilities and stormwater management information on all applicable sheets.

Alternative B uses a more traditional townhouse layout by grouping all of the common parking spaces in one centralized location. The townhouses are oriented in a perpendicular fashion to Potters Lane. Despite these differences, the site layout still provides the same logical, functional and appropriate relationships as Alternative A.

c) *Open Space*

The applicants exceed the Zoning Ordinance's minimum open space requirement for both Alternatives A and B. The R-12 district's minimum open space must be at least 25% of the gross site area, and each Alternative provides over 28% open space.

d) *Landscaping*

The GDP shows landscaping spread throughout the common areas and on individual lots. Alternative A's common area is populated with several trees, while Alternative B's stormwater pond is screened from Lots 1-4 by shade trees.

The applicants have requested a modification of the Zoning Ordinance's requirement for transitional screening and barriers along the properties' western boundary. For Alternative A, the required 25-foot buffer would be reduced to a range of 10.5-20 feet variably along the property boundary with the single family detached dwellings of the Shirley Park community. Instead of the required 42-48 inch barrier along the properties' length, the applicants propose to use a seven-foot high (84 inches) barrier just beyond the boundary of the rear privacy yards for Lots 5-9.

A similar site design was proposed with Alternative B. The landscaped buffer is 12 feet wide, and located behind a seven-foot high barrier. The barrier borders the western property line of Lot 9, which is closest to the Shirley Park residences. The combination of the variable width buffer and the masonry wall create an effective buffer between the proposed townhouses and Shirley Park.

e) *Amenities*

Beyond the masonry wall shown on Alternative A, the applicants have not incorporated any additional amenities in their site design. No amenities, such as benches, gazebos, recreational amenities, or programmed play areas are shown for the open space in Alternative A. Given the availability of two small playgrounds and a walking trail with the existing Potters Glen neighborhood to the east, and given the applicants' intent to work toward including the proposed townhouses into Potters Glen's HOA, the absence of such amenities would not negatively impact the design or use of the open space.

While no similarly sized open space is shown on Alternative B, the same rationale can be applied for that layout as applied for Alternative A, given the close proximity of the amenities in the Potters Glen neighborhood.

Based on the features discussed above, Criterion #1 has been met.

Neighborhood Context (Development Criterion #2)

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;*
As discussed in Criterion #1, the applicants' proposal in Alternatives A and B of a variable landscaped buffer and masonry wall between the proposed townhouses and the Shirley Park community would create an appropriate transition from the more intense R-12 district to the less intense R-1 district. Since the townhouses to the north, east, and south are in identically zoned R-12 districts with similar densities, the proposed use is compatible and not require screening or similar transitions as the western boundary.
- *Lot sizes, particularly along the periphery;*
The proposed lot sizes are of a similar size and shape as those of the townhouses to the north, east, and south.
- *Bulk/mass of the proposed dwelling units;*
The applicants propose the usage of a three-story, 35-foot tall townhouse which mimics the bulk and mass of the surrounding townhouses.
- *Setbacks (front, side and rear);*
The proposed front, side and rear setbacks are similarly sized to the surrounding townhouses.
- *Orientation of the proposed dwelling units to adjacent streets and homes;*
The orientation of the proposed dwelling units in both Alternatives A and B run either north-to-south or east-to-west in identical directions as the surrounding townhouses. The proposed units would be oriented appropriately to the adjacent streets and homes, especially given the side elevations shown on Sheet 9 which would provide a front door entrance for two of the units onto Potters Lane.
- *Architectural elevations and materials;*
The architectural elevations on Sheet 9 of the GDP show that the design and style of the proposed units will fit into the surrounding neighborhoods. However, the lack of brick or other masonry materials along the rear facades creates inconsistency with the surrounding townhouses. While some of the townhouses nearby have vinyl siding on their rear facades, most of the units have high quality materials on all four sides or contain percentage of rear facades with similar materials as the fronts and side.

- *Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;*
The proposed street layouts for both Alternatives A and B would provide a primary entrance from Potters Lane to the townhouses, and a drive aisle for ingress/egress which connects to the drive aisle that terminates at the properties' northern boundary. The proposed sidewalks connect to the existing sidewalk along Potters Lane. No other off-site connections are proposed, and no other opportunities are present for off-site connections.
- *Existing topography and vegetative cover and proposed changes to them as a result of clearing and grading*
The applicants proposed to clear the entire land area associated with this application. No significant grading is proposed given the flat topography of the site.

The inconsistency with the proposed rear facades and the existing townhouses does not outweigh the other elements of neighborhood context that the applicant has satisfied. Based on the features discussed above, Criterion #2 has been met.

Environment (Development Criterion #3)

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*
There are no natural environmental resources located on the subject properties that warrant preservation. Such resources would include floodplains, stream valleys, woodlands, and wetlands.
- b) *Slopes and Soils*
Both Alternatives A and B take the existing topographic conditions and soil characteristics into consideration. The site's flat topography provides an opportunity to propose a similar layout and density as the surrounding townhouse developments, as no significant modifications need to be made to the site's grading to create a compatible site design with the adjacent uses. Given that the site's soils are not susceptible to percolation, the applicant has not included low impact development (LID) measures for stormwater infiltration.
- c) *Water Quality*
To manage the impacts of stormwater runoff, the applicants have proposed two solutions. With Alternative A, the stormwater piping that serves the townhouses would be connected to the off-site facility that serves the adjacent townhouses, the stormwater drains to an off-site

stormwater facility that serves the original section of Potters Glen to the east. The stormwater analysis from the Department of Public Works and Environmental Services (DPWES) confirms that this alternative can likely be implemented (Appendix 5), but requires a waiver from detaining the stormwater on site. The stormwater waiver will be comprehensively evaluated by DPWES concurrent with the applicants' site plan submission after the rezoning process has been completed. Should final engineering calculations determine that the off-site pond is not a viable option to satisfy the stormwater management and best management practices required for the application, the applicant would construct Alternative B on Sheets 3B and 7B of the GDP.

d) *Drainage*

The volume and velocity of stormwater runoff would be managed with the features listed above. The applicant has demonstrated that off-site drainage impacts could be mitigated with two different Alternatives. While staff is comfortable with the stormwater features shown in Alternative A, the layout shown in Alternative B could be implemented should DPWES determine that Alternative A's features are not designed or sized appropriately.

e) *Noise*

The site is not in close proximity to a source of transportation generated noise. The subject properties are approximately 650 feet south of Old Franconia Road and approximately 680 feet east of the Metrorail tracks. There would little potential for adverse impacts to the proposed dwelling units related to transportation generated noise.

f) *Lighting*

The applicants have not made a commitment to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

g) *Energy*

To incorporate energy efficiency measures into building design and construction of the dwellings, the applicant has included a proffer to achieve certification with the Earthcraft House Program or qualification with ENERGY STAR® for Homes through the Residential Energy Services Network.

Based on the features discussed above, Criterion #3 has been met.

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

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 lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of the Policy Plan) are also encouraged.

The subject properties have 31 trees dispersed throughout the site. None of the trees are proposed for preservation or transplanting. Of these, 14 of the site's trees were rated either Good or Very Good and would be of a quality worth preservation. However, given the location of many of the quality trees, it would be difficult to develop the site in conformance with the Comprehensive Plan without a significant loss of existing vegetation. The applicant has requested a deviation from the Tree Preservation Target, citing justification from the Public Facilities Manual (PFM) that meeting the target would "preclude the development of uses or densities otherwise allowed by the Zoning Ordinance." Staff supports this request.

The applicants have made efforts to design the stormwater pond shown in Option B in such a way to avoid sensitive root areas in a large 36-inch caliper Silver Maple tree near the property's southern boundary. Despite this design, DPWES staff remains concerned that the tree, listed as #28 on all applicable sheets in the GDP, will be impacted by the construction of the pond to such an extent that it may not survive in the long term should Option B be implemented.

In addition to the Silver Maple there are a number of off-site trees with driplines that extend into the site that deserve protection during construction. The GDP depicts adequate limits of clearing and grading along the northern and southern perimeter to protect off-site vegetation. The Urban Forest Management Division (UFMD) of DPWES has recommended that tree preservation language be included in the proffers due to the presence of off-site trees along the properties' boundaries that may be adversely impacted during construction. The applicant has not addressed these impacts through proffers at the time of this staff report's publication.

The applicants' landscape plan shows that the proposed trees would generate a 20% tree cover for the site, which surpasses the 15% requirement in the PFM.

Based on the features discussed above, in general Criterion #4 has been met. However, this criterion can be more fully addressed with the addition of tree preservation language within the proposed proffers to more fully address protection efforts for the off-site trees.

Transportation (Development Criterion #5)

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

The proposed townhouses would be served by private streets that would connect to the existing road network. Safe and adequate access to the road network will be maintained with either Alternative, and the traffic generated by the proposed dwelling units can be easily accommodated given the existing facilities (Appendix 7).

b) Transit/Transportation Management

The applicants have not provided bus shelters, shuttle service, or other commitments related to transit use or transportation management in either Alternative. Staff did not identify a need for such measures given the minimal impacts the proposed dwelling units would have on the nearby transportation network.

c) Interconnection of Street Network

In both Alternatives A and B, the applicants have made a street connection to the second section of Potters Glen, located to the subject properties' immediate north. The corresponding access on the adjacent parcel was included in the site design so that emergency responders would have increased access to the townhouses that were built. It is the applicants' intent to maintain this use of the drive aisle, with no parking to be permitted along that connection to Casdin Drive to the north. This connection is appropriate with the stub on the adjoining parcel, which gives additional options for neighborhood circulation.

d) Streets

The applicants have proposed to use private streets, which is consistent with all nearby streets serving the adjacent townhouses except for Potters Lane. While no on-street parking is allowed on either Alternative A or B, the common spaces shown in each design, along with the on-street parking along Potters Lane and the on-site parking for each dwelling unit helps offset the need for on-street parking.

e) Non-motorized Facilities

Sidewalks will be built along all new streets and connect to the existing sidewalks along Potters Lane. These existing sidewalks connect to the office uses along Old Franconia Road, which give pedestrian and bicycle options to the retail and commercial uses located on Franconia Road. The townhouse driveways are of adequate length to accommodate passenger vehicles without blocking walkways.

Staff with the Fairfax County Department of Transportation (FCDOT) were concerned with the existing pedestrian access being disrupted during construction should the rezoning be approved. The applicant has committed through proffers to keep this pedestrian link open during construction.

f) *Alternative Street Designs*

No alternative street designs were proposed with Alternatives A or B.

Some of the above criteria are only minimally applicable to the proposed site design and location. Based on the features discussed above, Criterion #5 has been met.

Public Facilities (Development Criterion #6)

All rezoning applications for residential development are expected to offset their public facility impact and to 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 improvements projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

The Fairfax County Public Schools' Office of Facilities Planning Services (FPS) anticipates that the 17 dwelling units proposed by the applicants would generate six new students attending County schools (Appendix 9). In order to address the need for capital improvements associated with the new students, a proffer contribution of \$56,268 has been calculated to offset this impact. The applicants have included a commitment to contribute this amount to the BOS for capital improvements and capacity enhancements for the impacted school districts.

Similarly, the Fairfax County Park Authority (FCPA) cites text from the Comprehensive Plan that identifies a "need for local-serving parks", recommending that "park facilities be provided in conjunction with new residential development." In lieu of providing facilities on-site, the applicants intend to join the existing Potters Glen Homeowners' Association and contribute HOA dues towards the existing nearby facilities. The proposed dwelling units would still generate demand for regional level parks and recreation, such as "trails, multi-use sport courts, playgrounds, and diamond fields." To offset this demand, a proffer contribution of \$40,185 has been calculated to mitigate the increased demand on facilities (Appendix 8). The applicants have proffered to a contribution of \$10,000 to the BOS for transfer to the FCPA.

The proposed rezoning would not adversely impact nearby sanitary sewer capacity (Appendix 11) or public water service outside of a potential need for more water main extensions for fire flow needs (Appendix 12). The Fire and Rescue Department concluded that the proposal would meet fire protection guidelines (Appendix 10), and either Alternative A or B gives the Fire Department

the necessary access and flexibility for fire trucks to maneuver the proposed street network.

Despite the reduced commitment to the FCPA, based on the features discussed above, Criterion #6 has been met.

Affordable Housing (Development Criterion #7)

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.

While the Zoning Ordinance does not require the applicants to provide Affordable Dwelling Units (ADUs) in this instance, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund in rezoning applications that propose new residential dwellings. The applicant has satisfied the guidelines in the Comprehensive Plan by committing in the draft proffers to contribute 0.5% of the anticipated sales price of each new single family attached dwelling unit should the rezoning request be granted.

Based on the features discussed above, Criterion #7 has been met.

Heritage Resources (Development Criterion #8)

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.

No heritage resources have been identified by staff for documentation or preservation in association with the rezoning request. Criterion #8 is not applicable.

ZONING ORDINANCE PROVISIONS

The requested rezoning of the subject properties from R-1 to the R-12 District must comply with the applicable regulations of the Zoning Ordinance. A comparison of the R-12 District requirements and those proposed for the new development are outlined below in Table 2, with ranges given to reflect the analysis of Alternatives A and B:

TABLE 2 – BULK STANDARDS FOR R-12 ZONING

| Standard | Required | Provided (Alternative A) | Provided (Alternative B) |
|------------------------|--|--|---|
| District Size | 4 acres | 1.73 acres* | 1.73 acres* |
| Lot Width | 18 feet minimum | 22-24 feet | 22-24 feet |
| Building Height | 35 feet maximum | 35 feet | 35 feet |
| Front Yard | Controlled by a 15° angle of bulk plane, but not less than 5 feet | 18-19 feet (Additional 10-foot front yard for corner lots) | 18-19 feet (Additional 10-foot front yard for corner lots) |
| Rear Yard | Controlled by a 30° angle of bulk plane, but not less than 20 feet | 20-22 feet | 21-22 feet |
| Side Yard | Controlled by a 15° angle of bulk plane, but not less than 10 feet | 10 feet | 10 feet |
| Density | 12 DUA maximum | 9.87 DUA | 9.87 DUA |
| Open Space | 25% of the gross area | 28.08% | 28.55% |
| Parking Spaces | 46 spaces | 57 spaces | 58 spaces |
| Transitional Screening | Transitional Screen 1 (25 feet in width) along western property line | Minimum 10.5 feet in width, with an average width of 15.7*** | Minimum 10.5 feet in width, with an average width of 12.14*** |
| Barrier | Barrier A or B**** | Seven-foot high (84 inch) masonry wall***** | Seven-foot high (84 inch) masonry wall***** |

* The applicants have requested a modification of the minimum district size.

** The Zoning Ordinance requires 2.7 spaces per dwelling unit, with 1 space having convenient access to the street

*** The applicants have requested a modification of the transitional screening requirement

**** Barrier A shall consist of a 42-48 inch wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.

Barrier B shall consist of a 42-48 inch solid wood or otherwise architecturally solid fence.

***** The applicants have requested a modification of the barrier requirement

WAIVERS AND MODIFICATIONS

- **Transitional screening and barrier requirements**

The applicants have requested modifications of the 25-foot wide landscaped buffer and the 42-48 inch high barrier required by Article 13 of the Zoning Ordinance. The proposed buffer is 10.5 feet at its shortest width at the southern property line near a stormwater yard inlet. The buffer would thicken to approximately 20 feet in width in Alternative A between Units 5-9 and the Shirley Park neighborhood, shorten again to 10.5 feet to accommodate another yard inlet, and then widen to 15.6 feet wide near the drive aisle with links to Casdin Drive to the north. For Alternative B, the buffer only increases to 12.6 feet, then back down to 11.2 feet along the same stretch, then widens to 15.6 feet at

Casdin Drive. Instead of the 42-48 inch barrier wall that is required for screening attached dwelling units from detached units, the applicants have shown the seven foot tall masonry wall only along the length of Lots 5-9 in Alternative A, and along the side yard of Lot 9 in Alternative B.

In Par. 4 of Sect. 13-305 of the Zoning Ordinance, the transitional screening yard width and planting requirements may be reduced by as much as 2/3 when the applicant chooses to construct a seven foot brick or architectural block wall instead of the lesser barrier indicated by the Ordinance. Given the need to screen the more intense single family attached dwellings from the single family detached dwellings to the west, the combination of the proposed screen width and the partial masonry wall would satisfy the purpose and intent of this section of the Ordinance. Staff supports a modification of these requirements.

- **Minimum district size for R-12**

The land area of the subject properties is 1.73 acres, which is below the minimum district size of 4 acres required for an R-12 district. The second section of Potters Glen to the north, Fleetside Court to the northwest, and Olde Franconia Station on the corner of Fleet Drive and Old Franconia Road are all R-12 districts in close proximity with total acreages below 4 acres.

Section 9-610 of the Zoning Ordinance grants the BOS the ability to approve a waiver of the minimum district size in accordance with the following:

1. *Such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance.*
The subject properties have not been reduced in width or area since the effective date of the Ordinance.
2. *The applicant shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact.*

While the existing vegetation will not be preserved with the proposed development, the topography would remain relatively similar to the existing grades seen on the site today. The stormwater management system would connect into an existing facility under Alternative A, which is the preferred option of the applicants and staff and would result in the addition of passive open space for the community.

3. *It shall be demonstrated that development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways.*

The applicants' proposal is of a similar density, design, and layout of the surrounding townhouses. The number of units proposed would not have a deleterious effect on the existing or planned development of adjacent properties or on area roadways.

4. *Such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied.*

The applicants would satisfy all of the remaining provisions of the Zoning Ordinance with the proposed GDP.

Since this proposal is for an infill development at a density consistent with the adjacent townhouse development, which satisfies the above criteria, staff is supportive of the applicants' waiver request.

CONCLUSIONS

Overall, the applicants have proposed a site design that complements the previous development applications that have preceded it. The density, massing, landscaping, and parking mirror the adjacent townhouse communities. The new and nearby residents would gain additional open space for their use, and sufficient buffering is planned between the proposed townhouses and the R-1 district to the west.

The proposed use of the property is in harmony with the Comprehensive Plan, meets all applicable provisions of the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of RZ 2011-LE-019, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of a waiver of the minimum district size for the R-12 District pursuant to Sect. 3-1206 of the Zoning Ordinance.

Staff recommends approval of a modification of transitional screening and a waiver of barrier requirements along the western property boundary in favor of the landscaping and the masonry wall shown on the GDP.

Staff recommends approval of a deviation of the tree preservation target in favor of that shown on the GDP.

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 application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

APPENDICES

1. Draft Proffers dated October 31, 2011
2. Affidavit dated September 12, 2011
3. Applicant's Statement of Justification
4. Land Use Analysis
5. Stormwater Management Analysis
6. Urban Forest Management Analysis
7. Department of Transportation Analysis
8. Park Authority Analysis
9. Schools Analysis
10. Fire and Rescue Analysis
11. Sanitary Sewer Analysis
12. Water Authority Analysis
13. Residential Development Criteria
14. Glossary of Terms

DRAFT PROFFERS**CLIFTON N. MORRIS, JR. AND STEPHEN L. MORRIS****RZ 2011-LE-019****October 31, 2011**

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 81-3 ((1)) 46 and 91-1 ((1)) 43, hereinafter referred to as the "Application Property," from the R-1 District to the R-12 District, Clifton N. Morris, Jr. and Stephen L. Morris, hereinafter referred to as the "Applicants," for themselves, the owners, and their successors and assigns, hereby proffer to the following conditions. If accepted, these proffers shall replace and supercede any previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan (GDP) prepared by Dominion Surveyors, Inc. consisting of twelve (12) sheets, dated August 26, 2011 and revised through October 25, 2011.
- B. Pursuant to Paragraph 5 of Section 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility in accordance with the Zoning Ordinance to modify the layout shown on the GDP without requiring approval of a proffered condition amendment provided such changes do not increase the total number of dwelling units, decrease the amount of open space; or decrease peripheral setbacks.

2. TRANSPORTATION

- A. The Applicant shall construct a five (5) foot wide concrete sidewalk along the interior streets as shown on the GDP. The sidewalk shall include accessible ramps as required by the Public Facilities Manual (PFM).
- B. The Applicant shall ensure that the existing sidewalk along the Subject Property's Potters Lane frontage remains open to pedestrians during construction.
- C. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.

3. LANDSCAPING AND OPEN SPACE

- A. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on sheets 7A, 7B, 8A and 8B of the GDP shall be submitted in conjunction with the site plan for the Application Property. Canopy trees shall be a minimum of 2 inches in caliper at the time of planting as shown on the planting schedule on the GDP. Understory and evergreen trees shall be a minimum of 1 to 2 inches in caliper at time of planting as shown on the planting schedule on the GDP. The landscape plan shall incorporate the use of native species to the greatest extent feasible, as determined by Urban Forest Management.
- B. The Applicants shall conform to the limits of clearing and grading as shown on the GDP subject to the installation of utilities.

4. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicants shall use best efforts to demonstrate to the Department of Public Works and Environmental Services (DPWES), prior to site plan approval, that stormwater management (SWM) and Best Management Practices (BMPs) for the Application Property were provided in the existing SWM pond located on property identified among the Fairfax County tax assessment records as 91-1 ((19)) A. Should DPWES grant a waiver of on-site detention, the Applicant shall develop the Application Property as shown on Sheets 3A and 7A of the GDP.
- B. In the alternative to the provision of SWM off-site, the Applicants shall provide SWM and BMP facilities on-site in an extended detention dry pond and the Applicant shall develop the Application Property as shown on Sheets 3B, 4 and 7B of the GDP. Said SWM/BMP pond shall be designed to satisfy detention and water quality in accordance with the requirements of DPWES.

5. DESIGN

- A. The Applicants shall design the proposed single family attached dwellings consistent with the architectural elevations shown on Sheet 9 of the GDP. The final design of the dwellings shall be selected by the Applicants upon the submission of architectural drawings for building permits.
- B. The fronts and sides of the proposed dwelling units shall be constructed of brick. The two proposed dwelling units adjacent to Potters Lane shall have entrances that front on Potters Lane.
- C. A seven (7) foot high masonry wall with piers shall be constructed parallel to a portion of the western property line as shown on Sheets 3A, 3B, 4, 7A and 7B. Individual lot owners may construct a private fence to enclose the rear yard of the townhouse lot, notwithstanding the fact that a privacy fence is not shown on the GDP. Said individual privacy fences may be wood board-on-board or other

materials as approved by the homeowners association established for the community.

- D. A minimum one car garage shall be provided for each residential dwelling. A covenant shall be recorded which provides that the garage shall only be used for a purpose that will not interfere with the intended purpose of the garage, e.g., the parking of vehicles. This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association established for the community. Initial purchasers shall be advised of the use restriction prior to entering into a contract of sale. Said use restriction shall be included in the homeowners association documents prepared in conjunction with the proposed development.
- E. A minimum eighteen (18) foot long driveway, measured from the garage door to the nearest sidewalk base, shall be provided for each unit.
- F. All lighting shall comply with Zoning Ordinance Article 14, Part 900, Outdoor Lighting Standards.
- G. Should the Application Property be developed in accordance with Sheets 3A and 7A of the GDP, and subject to the approval of the Fire Marshal, the fire truck turnaround area shall be constructed of pervious pavers.

6. UNIVERSAL DESIGN

- A. At the time of initial purchase, the Applicant shall offer each purchaser the following Universal Design options at no additional cost:
 - Front entrance doors that are a minimum of 36" wide;
 - Level door handles instead of knobs;
 - Light switches 44"-48" high;
 - Thermostats a maximum of 48" high; and/or,
 - Electrical outlets a minimum of 18" high.
- B. At the time of initial purchase, the Applicant shall offer each purchaser additional Universal Design options at the purchaser's sole cost. These additional options may include, but not be limited to:
 - A curb-less shower, or a shower with a curb of less than 4.5" high;
 - Grab bars in the bathrooms that are ADA compliant; and/or,
 - A first floor bathroom console sink in lieu of a cabinet-style vanity.

7. SUSTAINABLE DESIGN

In order to promote energy conservation and green building techniques, the Applicants shall select at time of site plan, within their sole discretion, one of the following programs to be implemented in the construction of the single family attached dwellings shown on the GDP.

- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a Residential Use Permit.
- B. Qualification in accordance with ENERGY STAR[®] for Homes as determined by the submission of documentation to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Residential Energy Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR[®] for Homes qualification prior to the issuance of the Residential Use Permit for each dwelling.

8. AFFORDABLE HOUSING

At the time of the issuance of the first building permit, the Applicants shall contribute to the Fairfax County Housing Trust fund an amount equivalent to one-half percent (0.5%) of the anticipated sales price of each new single family attached dwelling unit actually constructed on the Application Property to assist Fairfax County's low and moderate income housing goals.

9. SCHOOL CONTRIBUTION

The Applicants shall contribute the sum of fifty-six thousand two hundred sixty-eight dollars (\$56,268.00) to the Fairfax County Board of Supervisors for capital improvements and capacity enhancements at the schools that students generated by the residential development shown on the GDP will attend. Said contribution shall be made at time of site plan approval.

10. PARK AUTHORITY CONTRIBUTION

Prior to the issuance of the first building permit, the Applicants shall contribute the sum of ten thousand dollars (\$10,000.00) to the Fairfax County Park Authority for recreation facilities located in proximity to the Application Property.

11. CONSTRUCTION

Except as may be specified herein, all transportation, pedestrian and landscaping improvements shall be constructed and/or installed concurrent with the development of the single family attached dwelling units shown on the GDP.

12. HOMEOWNERS ASSOCIATION

The Applicants shall use best efforts to annex the Application Property into the existing Potters Glen Homeowners Association as demonstrated to DPWES at time of site plan approval. In the alternative, the Applicants shall establish a homeowners association for the proposed development to own, manage and maintain the open space parcel, referred to as Outlot A on the GDP, streets, and all other community owned land and improvements. Maintenance responsibilities of the homeowners association, whether as a part of Potters Glen or individually, shall be disclosed to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale and included in the homeowners association documents.

13. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicants and their successors and assigns.

14. COUNTERPARTS

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

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

RZ 2011-LE-019
Signature Sheet

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 81-3 ((1)) 46 AND 91-1 ((1)) 43

CLIFTON N. MORRIS, JR.

STEPHEN L. MORRIS

[SIGNATURES CONTINUE ON NEXT PAGE]

RZ 2011-LE-019
Signature Sheet

TITLE OWNER OF TAX MAP 81-3 ((1)) 46

STEPHEN R. POTTER, Sole Heir of
ROBERT W. POTTER

[SIGNATURES CONTINUE ON NEXT PAGE]

RZ 2011-LE-019
Signature Sheet

TITLE OWNER OF TAX MAP 91-1 ((1)) 43

JAMES M. HOGAN

[SIGNATURES END]

REZONING AFFIDAVIT

DATE: September 12, 2011
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, 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

112784

in Application No.(s): RZ 2011-LE-019
 (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) |
|--|---|--|
| Clifton N. Morris, Jr. Stephen L. Morris | 6414 Potters Lane Alexandria, VA 22310 | Applicant/Contract Purchaser of Tax Map 81-3 ((1)) 46 and 91-1 ((1)) 43 |
| Stephen R. Potter (sole heir of Robert W. Potter) | 2765 Greenway Boulevard Falls Church, VA 22042 | Title Owner of Tax Map 81-3 ((1)) 46 |
| James M. Hogan | 6414 Potters Lane Alexandria, VA 22310 | Title Owner of Tax Map 91-1 ((1)) 43 |
| Dominion Surveyors, Inc. Agents: George M. O'Quinn Alan R. Dalton | 8808-H Pear Tree Village Alexandria, Virginia 22309 | Architect/Agent |

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: September 12, 2011
 (enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
 (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) |
|--|---|---|
| Design with Nature, LLC Agent: Diane E. Sparks | 3200 East Lombard Street Baltimore, MD 21224 | Landscape Architect/Arborist/Agent |
| Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby Jonathan D. Puvak | 2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201 | Attorneys/Planners/Agent |
| Warren C. Ralston Architects LLC Agent: Warren C. Ralston | 3684 Centreview Drive Chantilly, VA 20151 | Architect/Agent |
| Weichert Company of Virginia d/b/a Weichert Realtors Agents: Leslie J. Rodriquez Cynthia K. Baggertt | 1625 Route 10 East Morris Plains, New Jersey 07950 | Real Estate Broker/Agent for the Applicant |

(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 Attachment to Par. 1(a)

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(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) |
|---|---|---|
| Coldwell Banker Residential Brokerage Agent: Phyllis G. Patterson | 310 King Street Alexandria, VA 22314 | Real Estate Broker/Agent for the title owners of Tax Map 81-3 ((1) 46 and 91-1 ((1)) 43 |

(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: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(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)

Dominion Surveyors, Inc.
8808-H Pear Tree Village
Alexandria, Virginia 22309

DESCRIPTION OF CORPORATION: (check one statement)

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

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

George M. O'Quinn
Michael A. Clark

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Design with Nature, LLC
3200 East Lombard Street
Baltimore, MD 21224

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)
Sole Member: Diane E. Sparks

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(enter County-assigned application number (s))

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

Warren C. Ralston Architects LLC
3684 Centreview Drive
Chantilly, VA 20151

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)

Sole Member: Blue Square Investment Group LLC

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

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

Blue Square Investment Group LLC
3684 Centreview Drive
Chantilly, VA 20151

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)

Members:
Warren C. Ralston, Joseph H. Ricketts, Robert (nmi) Cappellini, Matthew T. Marshall, Lionel (nmi) Carter, Subir Jossan

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(enter County-assigned application number (s))

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

Weichert Company of Virginia d/b/a Weichert Realtors
1625 Route 10 East
Morris Plains, New Jersey 07950

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)

James M. Weichert, Sole Shareholder

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

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

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

Coldwell Banker Residential Brokerage
310 King Street
Alexandria, VA 22314

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)

Sole Shareholder: NRT LLC

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(enter County-assigned application number (s))

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

NRT LLC
1 Campus Drive
Parsippany, NJ 07054

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)

Sole Member: Realogy Corporation

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

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

Realogy Corporation
1 Campus Drive
Parsippany, NJ 07054

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)

Sole Shareholder: Apollo Management LP

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Apollo Global Management LLC
9 West 57th Street, 43rd Floor
New York, NY 10019

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)
Publicly traded

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(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)

Apollo Management LP
1 Campus Drive
Parsippany, NJ 07054

(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**)

General & Limited Partner: Apollo Global Management LLC

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

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

REZONING AFFIDAVIT

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: September 12, 2011
(enter date affidavit is notarized)

112784

for Application No. (s): RZ 2011-LE-019
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

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

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

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

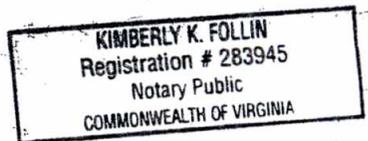
WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent
Lynne J. Strobel
Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12 day of September, 2011, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary/Public

My commission expires: 11/30/2011



Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com



**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

June 20, 2011

RECEIVED
 Department of Planning & Zoning

JUN 20 2011

Zoning Evaluation Division

Via Hand Delivery

Barbara C. Berlin, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Proposed Rezoning
 Applicants: Clifton N. Morris, Jr. and Stephen L. Morris

Dear Ms. Berlin:

Please accept the following as a statement of justification for the rezoning of approximately 1.731 acres from the R-1 District to the R-12 District.

The Applicants are the contract purchasers of approximately 1.731 acres located in the Lee Magisterial District, that are identified among the Fairfax County tax map records as 81-3 ((1)) 46 and 91-1 ((1)) 43 (the "Subject Property"). The Subject Property is located on the west side of Potters Lane and is bordered on the north and south by a townhouse community known as Potters Glen. The Potters Glen townhouse community is also located to the east of the Subject Property across Potters Lane. Potters Glen is zoned to the R-12 District. To the west of the Subject Property is a single family residential community known as Shirley Park that is zoned to the R-1 District. The Applicants propose a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located within the Springfield Planning District of the Area IV Comprehensive Plan (the "Plan"); specifically, within the S9 Beulah Community Planning Sector. There are no site specific land use recommendations for the Subject Property, however, the character of the area south of Franconia Road and between the CSX Railroad and Beulah Street is described as consisting of low and medium density residential uses. General Plan recommendations suggest that infill development should be of a compatible use, type and density to existing development. The Plan map indicates that the Subject Property is planned for residential development at a density of 8 to 12 dwelling units per acre. The area around the Subject Property has been developed in accordance with the Plan and the Subject Property is surrounded on three (3) sides by townhomes. A proposed rezoning to permit a townhouse community is compatible with surrounding development and is in harmony with the Plan recommendations.

The Subject Property represents the last underdeveloped portion of the Potter family property that was comprehensively replanned for residential development at 8 to 12 dwelling units per acre. The Applicants' proposal to replace two existing single family homes with townhomes is simply completing the development pattern established by surrounding developments. The Applicants propose a residential community that will be integrated with the existing Potters Glen community. The Applicants have prepared and submitted a generalized development plan (GDP) that illustrates 17 single family attached residential dwelling units at a density of 9.82 dwelling units per acre. The proposed density is well within the Plan recommendation of 8 to 12 dwelling units per acre and is compatible in use, type and density to the surrounding area.

The design and layout of the proposed development integrates the townhomes into the surrounding area. The townhomes will be 22 feet and 24 feet in width and each will include a garage. Additional surface parking spaces are provided for overflow parking and guests. A single access point is proposed to Potters Lane and an existing ingress/egress easement for use by County and other emergency vehicles will be maintained in the northwest corner of the Subject Property. The 17 townhomes have been distributed into three sticks to avoid a linear design. The layout opens up the site and creates a better view from Potters Lane. Sidewalks will be provided along interior streets. Landscaping will be installed on the perimeter of the Subject Property to provide screening as well as on individual lots. While the proposed development is integrated with the surrounding uses, it independently meets Fairfax County requirements for density, open space, parking and stormwater management.

In addition to compliance with the use and density recommendations of the Plan, the Applicants' proposal meets the Residential Development Criteria listed in Appendix 9 of the Policy Plan as follows:

Site Design

The GDP is characterized by high quality site design. A rezoning of the Subject Property to the R-12 District will complete the existing development pattern established by the properties to the north, south and east. The two remaining underdeveloped residential lots on Potters Lane have been consolidated into a single development plan. The proposed layout integrates the elements of open space, landscaping and site features into a functional quality design that conforms to the Plan recommendations. The 17 townhomes have been distributed into three sticks. This layout avoids the linear design that would result from a more traditional layout of two parallel rows of townhomes. As shown on the GDP, the proposed layout opens up the site, creates more open space and consolidates access. Approximately 26% of the Subject Property will be open space, which exceeds Zoning Ordinance requirements. An existing 4 foot concrete sidewalk is located along the Subject Property's frontage on Potters Lane and connecting sidewalks are proposed within the community as shown on the GDP. The existing and proposed sidewalks will facilitate pedestrian access throughout the residential community and surrounding area. Landscaping will be provided on individual lots and in common open space, including that area that will be developed with a stormwater management pond. Appropriate setbacks are provided to adjacent residential communities that, combined with landscaping and a wall, will

provide screening. The end townhouse units adjacent to Potters Lane will be oriented to the street to enhance the visual appearance of the community. A possible integration of the proposed community with the surrounding Potters Glen Homeowners Association will provide an opportunity for access to recreational facilities and amenities in the area.

Neighborhood Context

The Applicants propose a residential development that is designed to fit into the fabric of adjacent neighborhoods. Properties to the north, south and east are zoned to the R-12 District and are developed with single family attached homes. The Applicants propose to complete this existing development pattern which is consistent with the Plan's recommendation. The proposed density of 9.82 dwelling units per acre is comparable to the Potters Glen community. Townhomes that are 22 and 24 feet wide with garages are comparable in bulk and mass to those already constructed in the area. Setbacks are provided around the periphery of the Subject Property with landscaping. The landscaping is supplemented with a seven (7) foot high masonry wall adjacent to the single family detached development located to the west. The townhouse units adjacent to Potters Lane will be oriented to the street. Adequate yards and common areas are provided for all proposed residential dwelling units, including privacy yards located at the rear of each unit. A five (5) foot concrete sidewalk is provided throughout the community that will connect to the existing concrete sidewalk located on Potters Lane. The combination of on and off-site pedestrian connections will facilitate non-motorized vehicle access to other properties in the area. The Applicants' proposal is a compatible infill development that fits into the fabric of the community.

Environment

The Subject Property does not include any environmentally sensitive features that require preservation. There is no 100 year floodplain, resource protection area or wetlands located on the Subject Property. The soil characteristics and topography of the Subject Property do not present any challenges for the proposed development. The proposed residential development will include a dry stormwater management pond located in the southeast corner of the Subject Property. The proposed dry pond will properly manage runoff from the new development by providing detention based on the 10 year storm and BMP water quality measures. There is a possibility that stormwater may be directed to an existing off-site stormwater management pond that was constructed for the Potters Glen community. If this facility is used for stormwater management, the area designated as a dry pond on the GDP will remain as open space for the community. Issues such as potential noise impacts, lighting, and the use of energy conservation materials shall be addressed in proffers submitted during the processing of the rezoning application.

Tree Preservation and Tree Cover Requirements

The Subject Property includes some existing trees, but few of any significant size. Given the proposed layout, significant tree preservation is not possible. The Applicants will preserve several existing trees located in proximity to Potters Lane as well as trees located at the perimeter

of the Subject Property. Existing vegetation will be supplemented by new plantings. The proposed development will exceed tree canopy requirements as shown on the GDP.

Transportation

The Applicants propose safe and adequate access to the adjacent road network. A single access to Potters Lane will be provided to serve the proposed community, and internal streets will be private. The proposed residential development includes five (5) foot concrete sidewalks on both sides of the interior street, and these sidewalks will connect to the existing Potters Glen sidewalk network. A minimum driveway length of 18 feet is provided for each single family attached home to ensure adequate parking on site. All proposed residential dwelling units will have a garage and the end units will have two (2) car garages and double space driveways. In addition to garage and driveway parking, the Applicants are proposing 13 surface common parking spaces. The parking provided is more than adequate to provide for the needs of the proposed community. The Applicants have preserved interparcel access by continuing access to an existing easement for County and emergency vehicles. Appropriate turnarounds are provided at the terminus of each drive aisle. The Applicants' proposal for 17 single family attached homes will not adversely impact the existing street network. In addition, the proposal does not meet the requirements for a VDOT 527 Traffic Impact Analysis and, therefore, is deemed to have no significant impact.

Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate facilities. The Applicants' proposal of 17 single family attached homes will not have a measurable impact on public facilities. The size of the proposed community does not generate a need for phasing of development. The Applicants will address the issue of a contribution to public schools in accordance with formulas adopted by the Board of Supervisors in proffers that will be submitted during the processing of the rezoning application.

Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicants' proposal, as it is less than 50 residential dwelling units. The Applicants will address the issue of a contribution to the Fairfax County Housing Trust Fund in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

Heritage Resources

The Applicants are unaware of any Heritage Resources that may be located on the Subject Property and worthy of preservation.

The Applicants' proposal meets the objectives of the Plan, which recommend residential development at a density that is compatible with the surrounding area. The Applicants' proposal

June 20, 2011

Page 5

is compatible in use, type and density with the surrounding area, and will complete an existing and established residential development pattern. This proposal satisfies the residential development criteria as outlined herein with regard to layout and design, and may be supported by existing transportation and public facilities.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

LJS/cs

cc: Clifton N. Morris
Stephen L. Morris
Alan Dalton
Diane E. Sparks
Martin D. Walsh



County of Fairfax, Virginia

MEMORANDUM

DATE: September 6, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:**
RZ 2011-LE-019, Stephen L. Morris (Potters Glen III)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated May 16, 2011 and revised through August 11, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicants, Clifford N. Morris, Jr. and Stephen L. Morris, are proposing a rezoning of 1.73 acres currently zoned R-1 and partially in the Highway Commercial Overlay to R-12 to build 17 townhomes at a density of 9.82 dwelling units per acre. The subject property within the Beulah Sector (S9) of the Springfield Planning District, and is planned for residential development at 8-12 dwelling units per acre. The 17 attached dwelling units will be arranged in three rows of townhomes all accessed along newly proposed internal roads.

The original development proposal included an onsite stormwater management dry pond on the southeast corner of the property. The resubmission includes an alternative development scenario in which stormwater is managed through an offsite pond. These alternatives are discussed in further detail in the Land Use Analysis section.

LOCATION AND CHARACTER OF THE AREA

The subject property is currently occupied by two single-family residences on a total of 1.73 acres. The property is surrounded on three sides (north, east, south) by existing townhomes – all part of the first two phases of Potters Glen. The subject property, as proposed, would be the

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



third phase of the residential development. To the west, the subject property abuts the back yards of three homes in the Shirley Park neighborhood, a community of small single-family residences. The homes backing up to the subject property are oriented on a cul-de-sac road end (Fogle St.). Beyond the immediate surroundings, there are additional townhome developments to the north, east, and south; to the west, the Shirley Park neighborhood extends to Fleet Drive.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan 2011 Edition, Springfield Planning District, as amended through May 10, 2011, S-9 Beulah Community Planning Sector Recommendations, p. 96-107:

“S9 Beulah Community Planning Sector

RECOMMENDATIONS

Land Use

The Beulah Planning Sector contains stable residential neighborhoods. Infill development should be of a compatible use, type, and density and 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.

The area bounded by Franconia Road on the north, and Beulah Street and Grovedale Drive on the east and west, respectively, should develop as the community focal point for the greater Franconia area. A cluster of public facilities (including the Franconia Government Center), community-serving office and retail uses, and the historic Olivet Episcopal Church are located here. Compatible redevelopment along with an urban park will help establish this area as a community focal point and complement the function of this area as a location for community activities and interaction.”

Environment

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, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9:

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

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: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- 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.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

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

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19-21:

“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.

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system."

COMPREHENSIVE PLAN MAP: Springfield Planning District, S-9 Beulah Community Planning Sector: Planned for Residential at 8-12 dwelling units/acre.

LAND USE ANALYSIS

Background

The subject property is located along Potters Lane in Beulah Community Planning Sector, which is part of the Springfield Planning District in Area IV. It is the third phase of the Potters Glen subdivision, which consists of two previously built phases of townhomes surrounding the subject property on three sides. This is the remaining piece of the Potters Glen neighborhood.

The land area of the subject property is planned for residential development at a density of 8-12 dwelling units per acre. The proposed development would change two single-family parcels currently zoned R-1 at a total of 1.73 acres and rezone the property to R-12 to permit development of 17 single-family attached dwellings (townhomes). This would result in a density of 9.82 dwelling units per acre.

Alternative Development Scenario

The applicants have included two development scenarios based on two different stormwater management alternatives. The original submission included an onsite stormwater dry pond located at the southeast corner of the subject property, covering an area of approximately 6,080 square feet. In the second scenario, provided in the resubmission, stormwater would be carried into an offsite facility located in the existing Potters Glen subdivision across Potters Lane. In this scenario, the area that would have been used for the onsite pond would now be provided as open space with several new tree plantings proposed. Because the dry pond in the first scenario was counted as part of the open space calculation, the open space calculation in the second scenario remains the same; however, the 6,080 square feet under the second scenario has the potential to provide significantly more usable open space in the development and will also further contribute tree canopy.

Use & Intensity

The proposed development includes 17 single-family attached dwellings over 1.73 acres. The comprehensive plan map for this area is for residential development of 8-12 units per acre. Adjacent uses include existing residences, primarily townhomes at a similar scale and intensity. The proposed use (single-family attached) and the intensity of development (8.92 du/acre) are in conformance with the comprehensive plan and fit the character of surrounding character of development to the immediate north, east, and south of the subject property.

It is the view of the Branch that the proposed development is generally consistent with Comprehensive Plan guidance; however, concerns regarding some of the details of the proposal remain.

Transitional Screening & Buffering

Transitional screening and buffering is required along the west boundary of the subject property, adjacent to the Shirley Park residences. The original plans proposed a 9-foot wide buffer along the west side, as well as a 7-foot tall brick wall for additional screening. Staff did not feel that the 9-foot buffer would be adequate given the small sizes of the backyards adjacent to the subject property and proximity of the single-family residences. The applicants indicated that property constraints limited the ability to provide the full buffer required (25 feet), and they proposed the 7-foot wall and additional landscaping in order to help screen the development.

Resolution: The resubmission includes a proposal to increase the buffer to an average width of 12.36 feet with a minimum width of 10.5 feet; additional tree and shrub plantings have been proposed to help screen the subject property from the view of the adjacent homes. The ability to widen the proposed buffer area is limited in some areas by a proposed access road and stormwater easement. The buffer would still be short of what is required; however, the brick wall that would be provided would increase screening, and the applicants have proposed reasonable improvements through wider buffering and additional vegetation in the revised landscape plan.

Open Space & Residential Amenities

Under the offsite stormwater scenario, the applicants would not need to provide a dry pond on the property, and the applicants would instead use this area as open space with several new canopy trees. If the onsite stormwater facility would be needed, there would be significantly less open space provided in the development- mainly limited to a linear outparcel area located between the northernmost townhome row of this development, and a row of existing townhomes from the previous phase of Potters Glen II. This area of open space would run continuously from Potters Glen to the private street at the west end of the property, with an average width of approximately 20 feet. The submitted proposal included no specific plans to utilize this space. The applicant was encouraged to consider using this space for a walking trail, new tree plantings, or the incorporation of Low Impact Development features (such as a bioswale or rain garden). Other areas within the built phases of Potters Glen have used the spaces between townhome rows to create a trail system, which could be linked to this space.

Resolution: The resubmission does not provide any further indication of how the linear space would be used. Because the Beulah Community Planning Sector lacks adequate parks and recreational facilities, it is important that the applicants provide residential amenities either onsite or through contributions to the improvement or expansion of existing amenities within the greater Potters Glen subdivision. There is an existing playground nearby on the opposite side of Potters Lane. The Fairfax County Park Authority has suggested a contribution to this amenity. This Branch recommends a further commitment to providing residential amenities to Potters Glen III residents either through onsite facilities or contributions towards nearby offsite improvements (particularly the existing Potters Glen playground). This is primarily a concern with the onsite stormwater scenario, as the offsite scenario would provide significantly more open space.

Design Quality & Orientation

The applicant's proposal states that all end units fronting on Potters Lane will address Potters Lane, even though the residential driveways would access the unit along the internal streets. The applicant was requested to provide elevations and details on how this would be accomplished. It was also requested that the applicants provide additional architectural drawings to show that the quality of design, style, and materials in the new phase of development would be comparable to the rest of Potters Glen.

Resolution: The resubmittal includes conceptual elevation drawings for the residential units throughout the development. Based on the elevation drawings, it appears that the style and quality of design matches those of the previously built Potters Glen subdivision. The existing Potters Glen units have brick on all sides, and a proffer to construct brick or other masonry siding on all four sides is suggested. The applicants have already proposed a proffer that the units will be designed consist with the architectural elevations provided in the development plan.

The elevations provided only show the building façades and therefore do not indicate how the end units will address the other street frontage. To ensure quality residential development and provide end units consistent with the stated effort to address Potters Lane, staff recommends a

proffer to provide dual frontage with an entrance on both streets for the end units, as well as a commitment to using high quality materials on all sides of the building.

ENVIRONMENTAL ANALYSIS

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

Stormwater

The subject property is located in the Accotink Creek watershed. The applicants have provided two alternative stormwater scenarios. The original application proposes construction of a stormwater dry pond to be located on the southeast corner of the property. The preferred scenario is to use an offsite detention pond that was developed in Potters Glen section II, which the applicants state was developed to also accommodate Potters Glen III. This would require concurrence from DPWES and the Potters Glen Homeowners Association. If it is determined that the existing facility could be used for the proposed site, the onsite dry pond area would be allocated instead as community open space with newly additional tree plantings. If an agreement could not be obtained to use the existing detention facility, the onsite dry pond would be constructed.

Staff previously recommended that the linear outlot area between the northmost proposed townhomes and the adjacent units to the north could be used as either residential amenity space or as a low impact design feature for managing stormwater onsite.

Resolution: The applicants prefer to utilize the offsite stormwater facility; however it has not yet been determined if this would be a possibility. Although the development scenario with offsite management is preferred, staff recommends the inclusion of LID features within the outparcel areas on the subject property to manage a portion of the stormwater onsite. Any stormwater measures under either development scenario for the subject property are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Tree Preservation

The applicants' landscape plan will add an adequate amount of new tree plantings to provide the required tree cover, particular under the offsite stormwater development scenario which would utilize the initially proposed dry pond as open space and tree canopy instead. However there are several large canopy trees that would be cleared by the proposed development. It is recommended that the applicants work with UFM and follow their guidance to save as many existing large canopy trees as possible.

Green Buildings

The Environment section of the Policy Plan recommends commitments to the attainment of the EnergyStar Qualified Homes designation where residential zoning proposals seek development at the high end of the Plan density. The proposed intensity of development at 8.92 dwelling units per acre does not put this rezoning proposal at the high end of the plan density (8-12 du/acre), and therefore a commitment to green building is not expected as part of the area plan. However, the Policy Plan generally encourages commitments to green building practices throughout the County. The applicants were therefore encouraged to consider a commitment to green building through the Energy Star rating system or a similar program.

Resolution: The applicants have provided a draft proffer for sustainable design, indicating that they would construct the proposed dwellings either through an Earthcraft House Program certification or a qualification in accordance with Energy Star for Homes, at the applicants' choice of either program. Documentation of qualification would be provided prior to the issuance of the Residential Use Permit. This proffer would help ensure a higher quality of residences in the development and would help further the County's commitment to sustainability and energy efficiency.

COUNTYWIDE TRAILS PLAN

There are no trails depicted on the Countywide Trails Plan Map for the subject property or on abutting streets.

PGN/STB



County of Fairfax, Virginia

MEMORANDUM

DATE: September 2, 2011

TO: Nick Rogers, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Rezoning Application #RZ 2011-LE-019, Morris Property – Potters Glen Section 3, Generalized Development Plan dated August 26, 2011, LDS Project #7079-ZONA-001-2, Tax Map #81-3-01-0046 and #91-1-01-0043, Lee District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). An off-site pond is proposed to provide the required controls. A dry pond is depicted on the plan as an alternative.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no relevant downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The applicant intends to use an off-site pond to provide detention. A waiver would be required to use an off-site pond; such a waiver is likely to be granted since the pond's design included these parcels. If the waiver is not granted, an on-site dry pond is proposed as an alternative (Sheet 3B). Tree #28 will not likely survive the construction of the pond.

Site Outfall

An outfall narrative has been provided. The site plan must provide a narrative with the justification for the proposed drainage diversion (PFM 6-0202.2A).

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

BF/

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

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review 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

MEMORANDUM

September 12, 2011

TO: Nicholas Rogers, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Potters Glen, Section 3; RZ 2011-LE-019

RE: Request for assistance dated August 29, 2011

This review is based on the General Development Plan (GDP) RZ 2011-LE-019 stamped "Received, Department of Planning and Zoning, August 26, 2011." A site visit was conducted on August 17, 2011, as part of a review of the GDP stamped "Received, Department of Planning and Zoning, August 17, 2011."

General Comment: Comments on the previously submitted GDP were provided to DPZ in my memo dated August 23, 2011. Several comments contained in that memo were not adequately addressed and are identical to following comments.

- 1. Comment:** An existing vegetation map has been provided however, it is unclear, does not provide a statement regarding the successional stage of the vegetation, does not list the primary tree species, and does not include a statement regarding the general health and condition of the vegetation.

Recommendation: Provide an EVM that depicts the location of any of the cover types in PFM Table 12.2 and that meets the requirements of Zoning Ordinance Chapter 112, Article 20 and PFM 12-0506. The EVM submitted as part of the GDP must accurately delineate all areas of the cover types, provide a statement regarding the successional stage of the vegetation, list the primary tree species, include a statement regarding the general health and condition of the vegetation, and include all other required elements of the Zoning Ordinance and Public Facilities Manual.

- 2. Comment:** The 3% of 10-year tree canopy requirement that should be met through tree preservation (tree preservation target), as indicated in line D of the Tree Preservation Target Calculations on sheet 8, is incorrect. As indicated in line B of the Tree Preservation Target Calculations, the percentage of 10-year tree canopy requirement that should be met through tree preservation is 20%.



Recommendation: Provide revised Tree Preservation Target Calculations indicating a 10-year tree canopy requirement that should be met through tree preservation (tree preservation target) of 20%.

3. **Comment:** The EVM indicates a Callery pear, in fair condition, is proposed for preservation and is included in the 10-year Tree Canopy Calculations as canopy area meeting the standards of the PFM. Callery pear trees are highly invasive, have poor branch attachment, are highly susceptible to storm damage, and do not meet the pre-development standards for structural integrity. In accordance with PFM 12-0403.2B, trees that do not meet the pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits for purposes of meeting 10-year canopy requirements.

Recommendation: A revised "Tree Preservation Target Calculation and Statement" table and a "10-year Tree Canopy Calculation" worksheet should be provided to include the preservation of only those trees meeting the pre-development standards of PFM 12-0400. If the proposed percentages of 10-year tree canopy can not be met through preservation (line E of Table 12.3), a deviation from the tree preservation target should be provided as part of the GDP that states one or more of the justifications listed in PFM 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target can not be met.

In addition, language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided.

4. **Comment:** It appears the Applicant is requesting a modification of the transitional screening requirements along the western property line as indicated under General Note #7 on sheet 1. A modification request with a justification in accordance with ZO 13-305 does not appear to be included in this Application. In addition, the proposed location of the barrier and proposed landscaping do not meet the intent of the transitional screening and barrier requirements.

Recommendation: The proposed configuration of the development should be adjusted to provide transitional screening type I and associated barrier in accordance with ZO 13-303.3A along the western property boundary and transitional screening calculations demonstrating how the transitional screening requirements of ZO 13-303.3A are being met should also be provided as part of the GDP. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the western property boundary, a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the GDP.

5. **Comment:** The proposed limits of clearing and grading at the southeastern portion of the site, adjacent to tree #28 (the 36-inch diameter silver maple tree located off-site at the

southern portion of the property), as shown on sheets 3A and 7A, are not consistent with the proposed limits of clearing and grading shown on sheets 3B, 4, and 7B.

Recommendation: The proposed limits of clearing and grading at the southeastern portion of the site, adjacent to tree #28, on sheets 3B, 4, and 7B should be revised to accurately reflect the proposed limits of clearing and grading shown on sheets 3A and 7A.

6. **Comment:** The 'canopy tree', 'evergreen tree', and 'flowering tree' classifications identified in the planting legend on sheet 7 of the GDP are unclear. Due to the unclear tree types and size specifications, UFMD is unable to accurately determine if adequate planting space for the proposed landscaping is being provided.

Recommendation: All existing trees and all trees proposed to be planted should be identified as Category I, II, III, or IV deciduous trees and/or Category I, II, III, or IV evergreen trees. In addition, minimum planting areas for proposed trees should be provided in accordance with PFM section 12-0601.1B.

7. **Comment:** The 1-inch and 2-inch caliper size specifications for the 'evergreen trees' as identified in the planting legend on sheet 8 of the GDP are unclear.

Recommendation: Proposed evergreen trees should be specified by height and landscape proffer 3.B. should be revised accordingly.

8. **Comment:** There appears to be an opportunity to provide additional landscaping on this site, specifically to the north of proposed lots 10 through 17.

Recommendation: In order to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to ameliorate potential storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; and to provide additional shade, landscaping should be provided in Outlot A north of proposed parcels 10 through 17.

9. **Comment:** Given the nature of the tree cover located off-site and adjacent to this proposed development, and depending upon the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and

narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Demolition of Existing Structures. “The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the GDP shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the

UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMID #: 163120

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: September 26, 2011

TO: Barbara Berlin, Chief
Zoning Evaluation Division, DPZ

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

SUBJECT: DOT Staff Report for RZ 2011-LE-019 6410 and 6414 Potters Ln
Tax Map 81-3((01)) Numerous Parcels

The following comments are FCDOT staff's response to the rezoning application (including proffers and development plans), submitted on July 13, 2011. The applicants seek to rezone two parcels from R-1 to R-12 to construct 17 single family dwellings. This site will have a minimal traffic impact on the roadway system and as such can be easily accommodated. Staff's recommendation is for approval of the rezoning assuming the following condition is addressed in the proffers:

- The sidewalk across the property frontage shall remain in good condition and be passable during construction (maintain pedestrian throughput). Should the sidewalk along the frontage be demolished for some reason, the applicant will reconstruct the sidewalk according to the current sidewalk standards (5 foot minimum width).

AKR/JCH

Fairfax County Department of Transportation

4050 Legato Road, Suite 400

Fairfax, VA 22033-2895

Phone: (703) 877-5600 TTY: 771

Fax: (703) 877 5723

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FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: August 12, 2011

SUBJECT: RZ 2011-LE-019, Potters Glen, Section 3
Tax Map Number(s): 81-3 ((1)) 46 and 91-1 ((1)) 43

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated June 15, 2011, for the above referenced application. The applicant is requesting the rezoning of two parcels from R-1 to R-12. The submitted GDP shows 17 single family attached dwelling units with a new private street. Based on an average single-family attached household size of 2.99 in the Springfield Planning District, the development could add 45 new residents (17 new – 2 existing = $15 \times 2.99 = 44.85$) to the Lee Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

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). The Park Authority's Urban Parks Framework provides an urban parkland standard and more detailed guidance. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The site is located within the S9 Beulah Community Planning Sector in the Area IV Plan. Guidance for this sector includes a need for local-serving parks and recommends that neighborhood park facilities be provided in conjunction with new residential development.

Finally, text from the Springfield District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan, describing the need for local and district-serving public parks.

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for various types of parkland and recreational facilities in this area. Existing nearby parks (Manchester Lakes, Tara Village, and Springfield Forest) meet only a portion of the demand for parkland generated by residential development in the area. In addition to parkland, the recreational facilities in greatest need in this area include trails, multi-use sport courts, playgrounds, and diamond fields.

Recreational Impact of Residential Development:

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 \$40,185 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Onsite Facilities:

The S9 Beulah Community Planning Sector guidance in Area IV of the Comprehensive Plan describes the need for new residential development to provide local-serving parks. Staff understands that the applicant intends to seek inclusion of the proposed development into the adjacent area's homeowners association, Potters Glen.

In an area with a documented need for additional parkland and recreational facilities, membership in the homeowners association will help meet a portion of the need generated by the proposed dwelling units. Membership in the homeowners association will give future residents access to those recreational facilities and open spaces closest to the proposed development.

Park Authority staff recommends the applicant obtain membership in the adjacent homeowners association for the proposed units. Dues provided will allow reinvestment in the amenities closest to the applicant's future residents.

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 |
|----------------------|--------------------------------------|--------------------------------------|-----------------|
| Townhouse units | N/A | \$40,185 | \$40,185 |
| Total | N/A | \$40,185 | \$40,185 |

In addition, the analysis identified the following issue:

- Obtain membership in the adjacent homeowners association, Potters Glen, for the proposed units

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Nick Rogers

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

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2011-LE-019 Rpt.doc



Department of Facilities and Transportation Services

FAIRFAX COUNTY
PUBLIC SCHOOLS

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

August 1, 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 2011-LE-019

ACREAGE: 1.73 acres

TAX MAP: 81-3 ((1)) 46 & 91-1 ((1)) 43

PROPOSAL: Rezone property from the R-1 District to the R-12 District to permit 17 townhomes

COMMENTS: The proposed rezoning area is within the Franconia Elementary School, Twain Middle School, and Edison 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 |
|--------------|------------|----------------------|--------------------------------|----------------------------|------------------------------|--------------------------|
| Franconia ES | 593 | 532 | 539 | 54 | 587 | 6 |
| Twain MS | 1031 | 813 | 869 | 162 | 966 | 65 |
| Edison HS | 1800/2000* | 1658 | 1574 | 226 | 1579 | 421 |

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

** Edison HS currently is being renovated and capacity is expected to increase starting in school year 2012-13.*

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, there is projected to be capacity at the schools serving the property. 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 R-12 District to permit 17 townhomes. The property contains 1.73 acres and is undeveloped.

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.

Existing: R-1 zoning

| School | Single family detached units permitted in R-1 zone | Ratio | Student Yield |
|------------|--|-------|---------------|
| Elementary | 1 | 0.266 | 0 |
| Middle | 1 | 0.084 | 0 |
| High | 1 | 0.181 | 0 |

0

Proposed: R-12, 17 townhomes

| School | Units - Townhomes | Ratio | Student Yield |
|------------|-------------------|-------|---------------|
| Elementary | 17 | 0.204 | 3 |
| Middle | 17 | 0.057 | 1 |
| High | 17 | 0.118 | 2 |

6

SUMMARY:Suggested Proffer Contribution

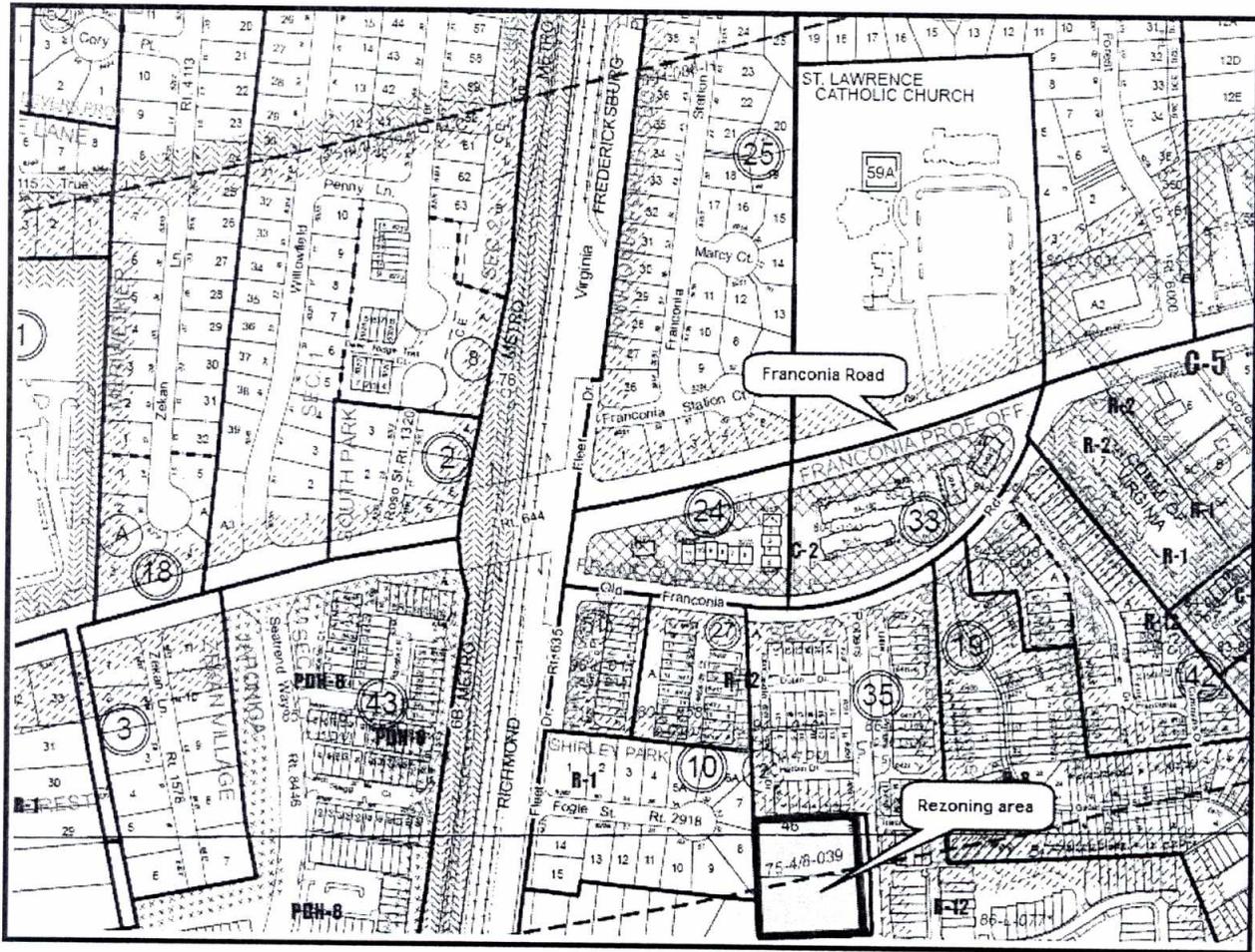
The rezoning application is anticipated to yield 6 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$56,268 (6 students x \$9,378) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Edison HS pyramid and/or to Cluster V 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.

DMJ/mat

Attachment: Locator Map

cc: Brad Center, School Board, Lee 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
 Frances W. Ivey, Cluster V, Assistant Superintendent
 Merrell Dade, Principal, Franconia Elementary School
 Aimee Holleb, Principal, Mark Twain Middle School
 Gregory Croghan, Principal, Edison High School

Fairfax County Public Schools
Office of Facilities Planning Services





County of Fairfax, Virginia

MEMORANDUM

DATE: July 26, 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-LE-019

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 #405, Franconia
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.





County of Fairfax, Virginia

MEMORANDUM

DATE: August 2, 2011

TO: Nick Rogers
Zoning Evaluation Division
Department of Planning & Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ2011-LE-019
Tax Map No. 081-3/01/0046, 091-1-/01/0043

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

- The application property is located in the Long Branch (M-6) watershed. It would be sewerred into the Noman Cole Pollution Control Plant (NCPCP).
- Based upon current and committed flow, there is excess capacity in the (NCPCP). For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8" inch line located in the street is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

| Sewer Network | Existing Use <u>+Application</u> | | Existing Use <u>+ Application</u> <u>Previous Rezoning</u> | | Existing Use <u>+ Application</u> <u>+ Comp Plan</u> | |
|---------------|-------------------------------------|----------------|--|----------------|--|----------------|
| | <u>Adeq.</u> | <u>Inadeq.</u> | <u>Adeq.</u> | <u>Inadeq.</u> | <u>Adeq.</u> | <u>Inadeq.</u> |
| Collector | <u>X</u> | <u> </u> | <u>X</u> | <u> </u> | <u>X</u> | <u> </u> |
| Submain | <u>X</u> | <u> </u> | <u>X</u> | <u> </u> | <u>X</u> | <u> </u> |
| Main/Trunk | <u>X</u> | <u> </u> | <u>X</u> | <u> </u> | <u>X</u> | <u> </u> |
| Interceptor | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| Outfall | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |

- Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





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

September 2, 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-LE-019
Potters Glen Section 3
Tax Map: 81-3

Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main. See the enclosed water system map and the Generalized Development Plan for comments.
3. Depending upon the final configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

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

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

Enclosure

cc: Alan Dalton, Dominion Survey
Lynne J. Strobel

APPENDIX 9

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 better site design and low impact development (LID) 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. Energy efficiency measures should be incorporated into building design and construction.

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. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

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

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.

- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.

- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County.

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

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

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

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

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

ROLE OF DENSITY RANGES IN AREA PLANS

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

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

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 | | |