



# FAIRFAX COUNTY

APPLICATION FILED: February 19, 1999  
PLANNING COMMISSION: June 23, 1999  
BOARD OF SUPERVISORS: not scheduled

## V I R G I N I A

June 9, 1999

### STAFF REPORT

APPLICATION RZ 1999-BR-008

### BRADDOCK DISTRICT

<b>APPLICANT:</b>	Transamerican Construction
<b>PRESENT ZONING:</b>	R-1
<b>REQUESTED ZONING:</b>	R-2
<b>PARCEL:</b>	58-4 ((1)) 38A
<b>ACREAGE:</b>	2.06 acres
<b>DENSITY:</b>	1.94 du/ac
<b>PLAN MAP:</b>	Residential, 1-2 du/ac
<b>PROPOSAL:</b>	Rezone 2.06 acres from R-1 to R-2 for the development of four (4) single family detached lots.

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 1999-BR-008 subject to the execution of proffers consistent with those contained in Appendix 1.

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.

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

*N:\ZED\Swagler\weirich\VRZ 1999-BR-008.wpd*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

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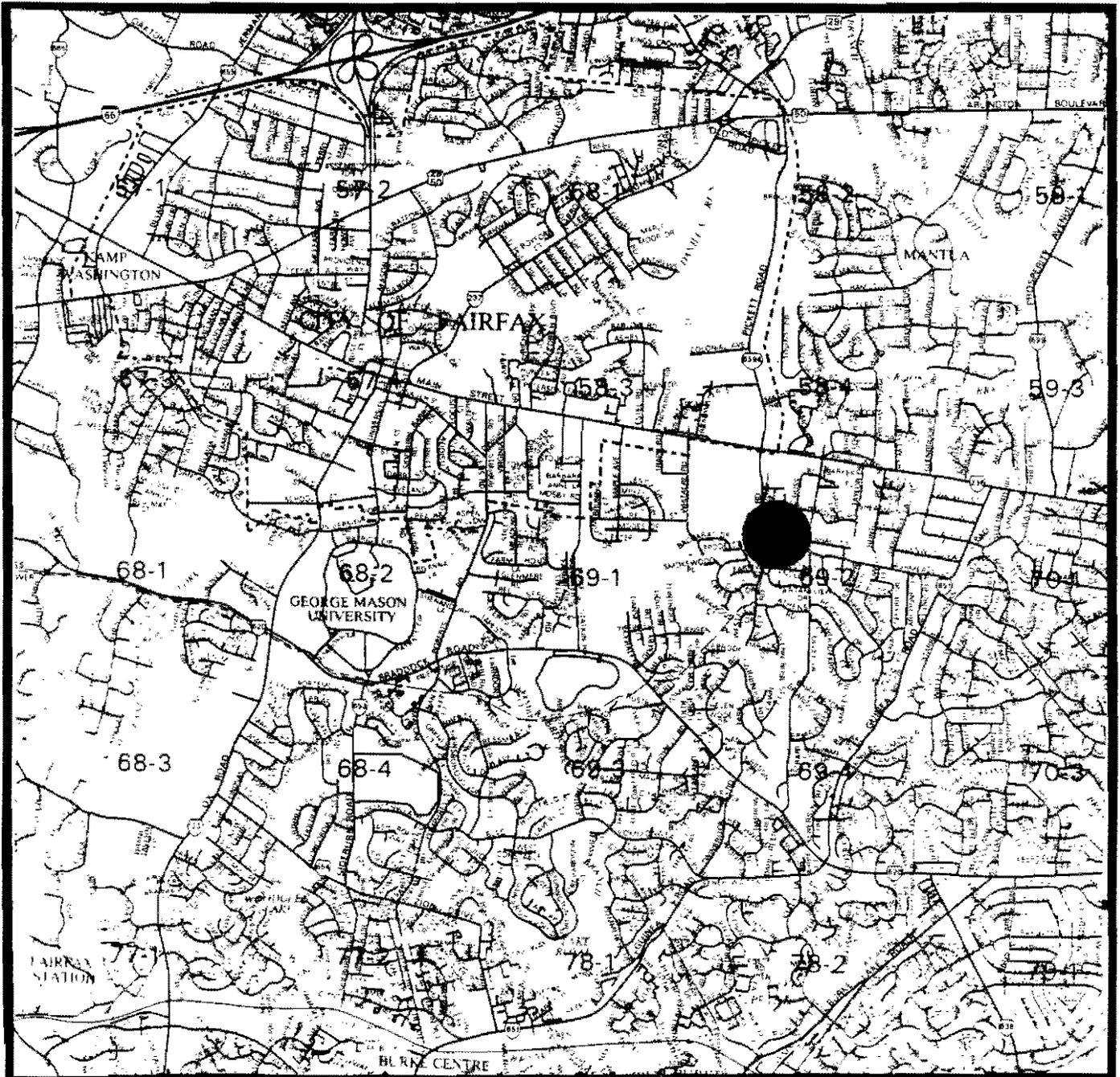
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# REZONING APPLICATION

## RZ 1999-BR-008

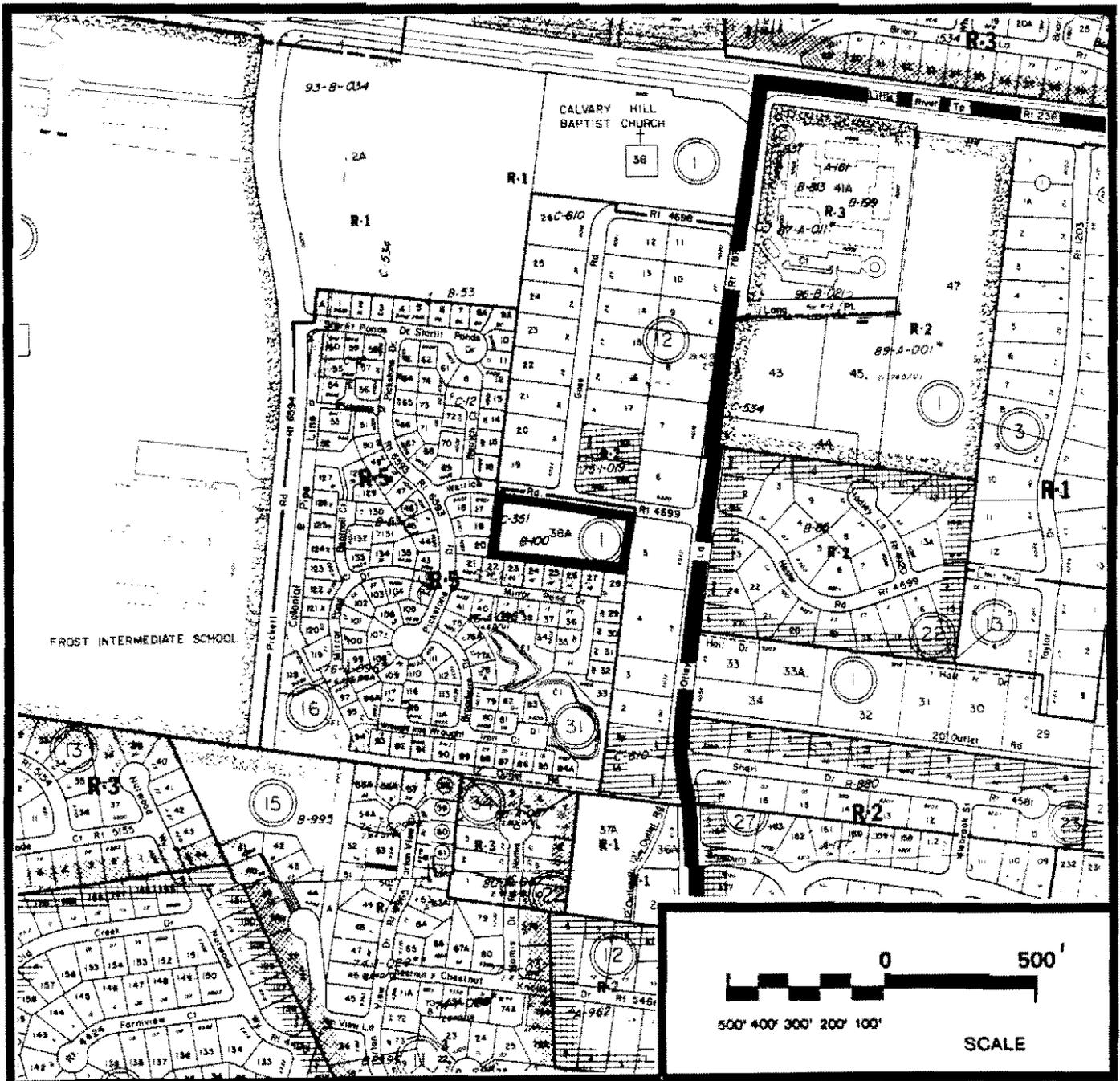
FILED 02/19/99  
TRANSAMERICAN CONSTRUCTION  
TO REZONE: 2.06 ACRES OF LAND; DISTRICT - BRADDOCK  
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE R-2 DISTRICT  
TO PERMIT RESIDENTIAL DEVELOPMENT  
LOCATED: SOUTH SIDE OF WEIRICH ROAD, 250 FEET WEST  
OF OLLEY LANE  
ZONING: R-1  
TO: R-2  
OVERLAY DISTRICT(S):  
MAP REF 058-4- /01/ /0038-A



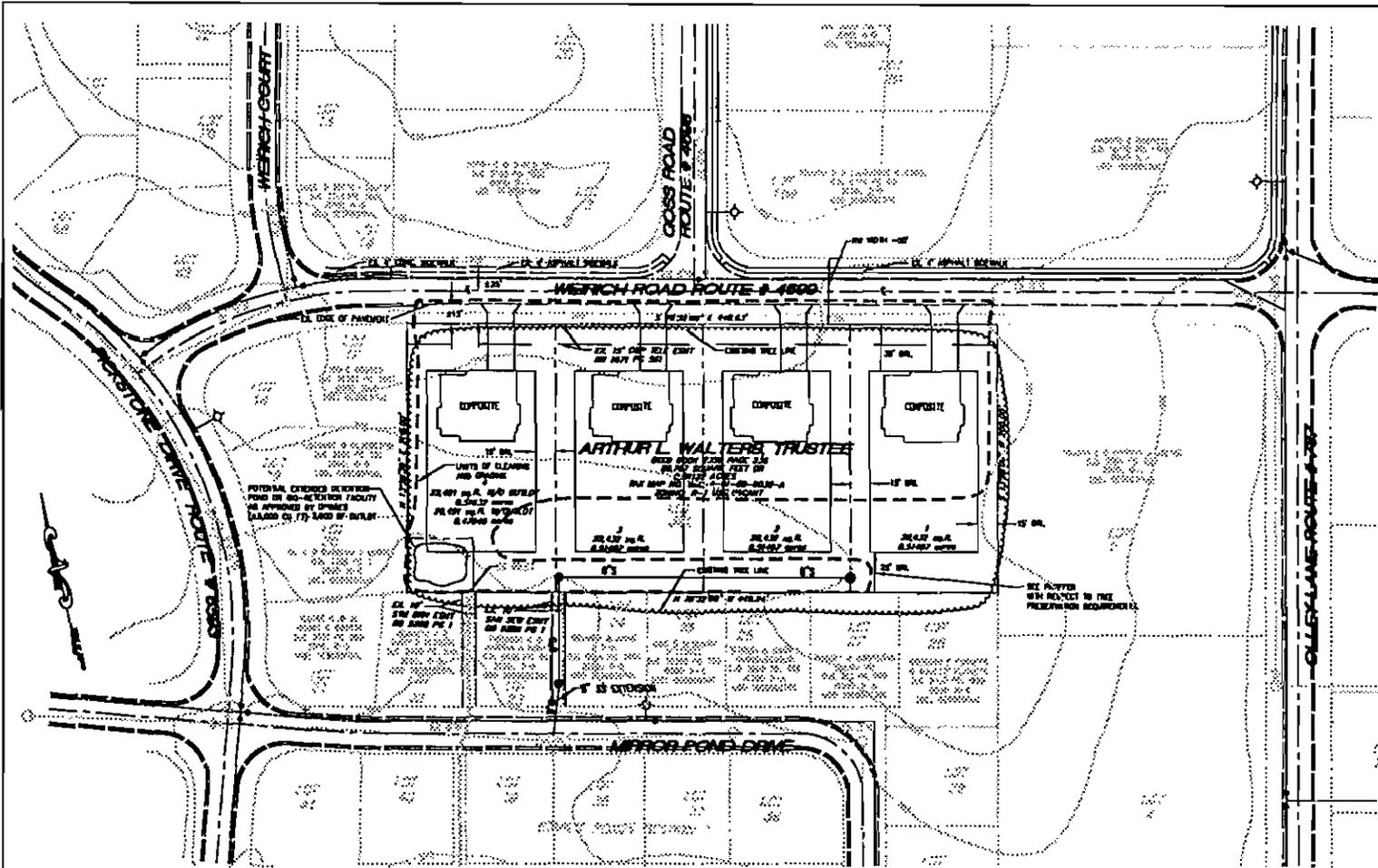
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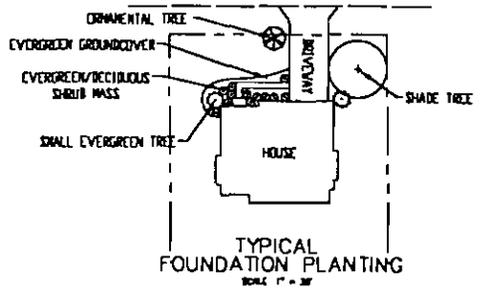
**LEGEND**

KEY	CASTING
SAN SEWER & HW	
STORM DRAIN & HW	
WATER MAIN	
SIDEWALK	
TREE LINE	
APPROXIMATE LIMITS OF CLEARING & GRADING	
NEW TREE	2 1/2" CAL
NEW ORNAMENTAL TREE	8'-8" HEIGHT
SMALL EVERGREEN TREE	8'-8" HEIGHT
EVERGREEN/DECIDUOUS SHrub MASS	24"-30"
BUILDING RESTRICTION LINE	15' OR

**THE SUBMITTER**  
 EROSION CONTROL MEASURES WILL BE PROVIDED ON-SITE TO ADDRESS QUANTITY AND QUALITY CONTROL WITH A FACILITY LOCATED ON AN OUTLET TO THE SWAMPY CORNER OF THE PROPERTY MAINTAINED OR RELOCATED AT THE DISCRETION OF THE DIRECTOR OF SPICES. THE SITE HAS AN ADEQUATE DRAINAGE SYSTEM OF A PUBLIC CLOSED CONDUIT IN EACH SPICE WHICH SPICES AT THE SWAMPY CORNER PROPERTY CORNER.

**TREE COVER NOTE**  
 LANDSCAPE WILL BE PROVIDED ON THE LOTS WITHIN THIS SITE TO CONFORM TO THE PROVISIONS OF ARTICLE 13, "LANDSCAPING AND SOILWORK" WITH THE FINAL DESIGN OF THIS PROPERTY. TREE NAME AREA SUBJECT TO CHANGE WITH THE FINAL TREE SURVEY.

**COMPOSITE FOOTPRINT NOTE**  
 FOR VISUAL SHOW HOODS IS FOR ILLUSTRATION ONLY.



ARTHUR L. WALTERS, TRUSTEE  
 ARTHUR L. WALTERS, TRUSTEE  
 DEED BOOK 2350 PAGE 235  
 FAIRFAX COUNTY, VIRGINIA

GENERALIZED  
 DEVELOP PLAN

VKA REVISIONS

DATE: JAN 18 1991  
 DESIGNED BY: [blank]  
 SCALE: 1" = 30'  
 PROJECT/FILE NO: 8143  
 SHEET NO: 2 OF 3



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

**DESCRIPTION OF THE APPLICATION**

**Proposal:** Rezone 2.06 acres from R-1 to R-2 for the development of four (4) single family detached homes as a conventional subdivision.

**Location:** South side of Weirich Road, 250 feet west of Olley Lane.

**Proposed Density:** 1.94 du/ac

**LOCATION AND CHARACTER**

The 2.06 acre application property is located on the south side of Weirich Road, 250 feet west of Olley Lane. Goss Road begins directly across from the subject property. The lot is currently entirely forested, primarily with pine although a few hardwoods are found on the western property line.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North &amp; East</b>	Single family detached dwellings	R-1 and R-2	1-2 du/ac
<b>South &amp; West</b>	Single family detached dwellings	R-5	4-5 du/ac

**BACKGROUND**

- Application B-100 was filed in 1965 to rezone this parcel from RE-1 to RM-2 for the development of apartments. Staff and Planning Commission recommended denial of the application, which was subsequently withdrawn.
- Application C-351 was filed in 1971 to rezone the property from RE-1 to RT-10 for the development of townhouses. This application was also withdrawn.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 4)**

**Plan Area:** Fairfax Planning District, Area II

**Planning Sector:** Braddock Community Planning Sector (F1)

**Plan Map:** Residential at 1-2 du/ac

**Plan Text:**

On page 39 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Braddock Community Planning Sector (F1) in the Fairfax Planning District, the Comprehensive Plan states:

"Land Use

The Braddock sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

## ANALYSIS

### **Generalized Development Plat** (Copy at front of staff report)

Title of GDP: "Weirich Road Property"  
Prepared By: VIKA  
Original and Revision Dates: January 15, 1999, as revised through  
May 20, 1999

The Generalized Development Plan (GDP) consists of three sheets. **Sheet one** is the title sheet and contains an index, a vicinity map, and a soils map. **Sheet two** shows the layout of the development. **Sheet three** contains the site tabulations and notes.

*Housing Type, Layout, and Density:* The GDP illustrates the proposed residential development of the 2.06 acre site with a total of four (4) single family detached lots at a density of 1.94 du/ac. Composite housing footprints are shown as well as building envelopes on each lot. Each of the proposed lots is 112 feet wide by 200 feet deep. A potential stormwater management pond is shown in the southwestern corner of the property. The applicant will be requesting a waiver of on-site stormwater management; if this waiver is granted the area showing the SWM pond will become a part of Lot 4.

*Site Access:* All four proposed lots have individual driveway access directly onto Weirich Road.

*Tree Save and Landscaping:* The limits of clearing and grading depicted on the lots show an area of tree save stretching behind the proposed houses. The applicant is working with the Urban Forester to determine a more appropriate tree save area or to determine appropriate replanting areas. The limits of clearing and grading along the property boundaries are designed to protect some of the trees on adjacent properties which might be impacted by construction. Typical landscape plantings are depicted in a detail on the GDP.

### **Transportation Analysis** (Appendix 5)

No transportation issues were identified with this development.

VDOT has requested frontage improvements along Weirich Road. While this is not a County issue because of the location of the site and the many utility poles which would need to be moved, it may be requested by VDOT at the time of subdivision plan approval.

### **Environmental and Urban Forestry Analyses (Appendices 6 and 7)**

#### *Issue: Tree Save Areas*

The Urban Forestry Analysis indicates that the majority of the trees on the property are not good candidates for tree save as the construction impacts and removal of surrounding trees would almost certainly undermine their stability. Removal of the Virginia pines and other dead and dying trees would eliminate safety hazards; native trees, hardwoods, or ornamentals could be replanted after construction is complete.

#### *Resolution:*

More appropriate tree save areas should be shown on the GDP. The applicant should also proffer to remove dead, dying, or potentially dangerous trees and replant designated areas with hardwoods, native trees, or ornamentals. The applicant is working with the Urban Forestry Branch to resolve this issue; it is not resolved at this time.

### **PUBLIC FACILITIES ANALYSIS**

#### **Fairfax County Park Authority (Appendix 8)**

#### *Issue: Recreational Facilities*

The proposed development is projected to add 12 persons to the current population of the Braddock District. The GDP does not show any recreational amenities provided by the developer. Residents of this development will need outdoor facilities including picnic, playground/tot lot, tennis, multi-use court and athletic fields. The proportional development cost to provide recreational facilities for the residents of this development while maintaining the current level of service is estimated to be \$2,412.

#### *Resolution:*

The applicant has proffered to donate the amount of \$2,400 to the Park Authority for the provision of outdoor recreational facilities in the vicinity of this development. Staff feels this issue is resolved. The applicant is exploring a request to donate the \$2,400 to the Home Owner's Association of the adjacent Starlite Ponds development for improvements to the development's tot lot/picnic area. Staff feels that, with the provision of an agreement that the residents of this development have full access to the tot lot/picnic area, this would be an acceptable way to address the provision of outdoor facilities in the near vicinity of the subject property.

**Fairfax County Public Schools (Appendix 9)**

The proposed development would be served by the Olde Creek Elementary, Frost Intermediate, and Woodson High Schools. Staff projections indicate that the anticipated student increase caused by this rezoning would not adversely impact the capacities of these schools. It should be noted that the 1998 enrollment at Frost Intermediate School exceeded capacity and is expected to continue to exceed capacity, but that the proposed development is only projected to add one intermediate school student to the population.

**Fire and Rescue (Appendix 10)**

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #23, West Annandale. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

**Sanitary Sewer Analysis (Appendix 11)**

The subject property is located within the Accotink watershed. An existing 8 inch line located in adjacent Mirror Pond Drive is adequate to serve the proposed use. The applicant will need to ensure that the proposed sewer lines on-site and in the existing off-site easement are not closer than 15 feet from any existing or proposed residence; this may entail relocating the sanitary sewer line. Sanitary sewer is currently depicted draining downslope to the south through an existing sanitary sewer easement. Relocating the sewer to the north of the houses would require pumping.

**Fairfax County Water Authority (Appendix 12)**

The analysis states that the application is located within the franchise area of Fairfax County Water Authority. Adequate water service is available at the site.

**Utilities Planning and Design, DPWES (Appendix 13)**

No conflicts were noted by the Utilities Planning and Design Division of DPWES.

**Land Use Analysis (Appendix 4)**

No land use issues were raised as a result of the proposed development.

**Residential Density Criteria**

The applicant proposes a density of 1.94 du/ac which is at the high end of the recommended density range of 1-2 du/ac. In order to receive favorable consideration for any rezoning request above the recommended base density, fulfillment of at least three-fourths (75%) of the relevant development criteria is desirable.

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off -site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. **(FULL CREDIT)**

The applicant proposes a development of a scale and character which complement the existing neighborhood; provides for the preservation of trees; and provides for additional landscaping. The proposed lots are almost exactly the same dimensions of the adjacent lots to the north and east, and will be comparable in scale to the R-5 lots to the south and west. The applicant has also shown typical landscaping for the proposed houses on the GDP. In response to citizen concerns, the applicant has committed to located the houses no closer to the rear lot line than 50 feet. While not requested by the Office of Transportation, the applicant has committed to providing curb and gutter along Weirich Road to match the adjacent development.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development to alleviate the impact of the proposed development on the community. **(NOT APPLICABLE)**
3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **(NOT APPLICABLE)**
4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(NOT APPLICABLE)**
5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(FULL CREDIT)**

The Park Authority has requested that the applicant provide the sum of \$2,412 for the provision of outdoor recreational facilities for the residents of the proposed development. The applicant had committed to do so, but at a request from the adjacent Starlit Ponds development, the applicant has committed to

contribute \$2,400 to the HOA of Starlit Ponds for the improvement of their tot lot/picnic area. Starlit Ponds has agreed that the residents of the proposed development will have full access to the tot lot/picnic area. This option also fulfills the criteria.

6. Provide usable and accessible open space area and other passive recreational facilities in excess of County ordinance requirements than those defined in the County's Environmental Quality Corridor policy. **(NOT APPLICABLE)**
7. Enhance, preserve or restore natural environmental resources on-site (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off -site environmental impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. **(NO CREDIT)**

The applicant has committed to tree preservation via limits of clearing and grading. Because the Urban Forester has noted that the trees in this area would pose a threat if preserved, the applicant receives no credit for this. If the applicant is able to show more appropriate tree save areas and proffer to remove potentially dangerous, dead, or dying trees and replant designated areas with hardwoods, native trees, and ornamentals full credit would be awarded for this criteria. The applicant is working with the urban forester to develop more appropriate tree save areas and some appropriate replanting commitments.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(FULL CREDIT)**

Since the application is for four (4) dwelling units, it is not subject to the Affordable Dwelling Unit Ordinance. However, Appendix 9 of the Land Use Element of the Board of Supervisors adopted Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential and non-residential density/intensity in excess of the low end of the density range recommended in the Comprehensive Plan. The Plan specifies that applicants should not achieve a density above 60% of the base limit of the Plan absent a contribution of land or units for affordable housing. Alternatively, this can be achieved by providing a contribution to the Housing Trust Fund. An appropriate contribution, as adopted by the Board, requires a contribution in an amount equivalent to 1% of the sales price of each of the proposed units. The proposed density of 1.94 du/ac exceeds 60% of the base limit of the Plan range. The applicant has proffered to

provide 1% of the sales price of the proposed units to the housing trust fund at the time of subdivision approval.

- 9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage. **(NOT APPLICABLE)**
- 10. Integrate land assembly and/or development plans to achieve Plan objectives. **(NOT APPLICABLE)**

**SUMMARY:** The applicant has satisfied 3 of the 4 applicable criteria. Staff believes that the proposed development satisfies sufficient applicable criteria to merit favorable consideration of the requested density.

**ZONING ORDINANCE PROVISIONS**

<b>Bulk Standards (R-2)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Area	18,000 sq. ft.	20,400 sq. ft. (w/ outlot)
Average Lot Area	15,000 sq. ft.	21,900 sq. ft. (w/ outlot)
Lot Width	Interior lot, 100 ft.	Interior lots, 112 ft.
Building Height	35 ft.	35 ft.
Front Yard	35 ft.	35 ft.
Side Yard	15 ft.	15 ft.
Rear Yard	25 ft.	25 ft.
Parking Spaces	8 (2 spaces per unit)	8 (2 spaces per unit)

**CONCLUSIONS AND RECOMMENDATIONS**

**Staff Conclusions**

The application requests approval to rezone 2.06 acres from the R-1 District to the R-2 District in order to develop four (4) single family detached units at a density of 1.94 dwelling units per acre.

Staff believes that the applicant has provided a design that conforms with the Comprehensive Plan recommendations for residential density in the vicinity and is in conformance with all applicable Zoning Ordinance provisions.

### **Recommendations**

Staff recommends approval of RZ 1999-BR-008 subject to the execution of proffers consistent with those contained in Appendix 1.

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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

### **APPENDICES**

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Urban Forestry Analysis
8. Park Authority Analysis
9. Schools Analysis
10. Fire and Rescue Analysis
11. Sanitary Sewer Analysis
12. Water Service Analysis
13. Utilities Planning and Design, DPWES
14. Glossary

**PROFFERS****RZ 1999-BR-008****June 4, 1999**

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, Transamerican Construction, their successors and assigns, and owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant"), the Applicant in RZ 1999-BR-008, filed for property identified on Fairfax County tax map as 58-4 ((1)) 38A (hereinafter referred to as the "Application Property"), agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property from the R-1 Zoning District to the R-2 Zoning District in conjunction with a Generalized Development Plan (GDP) for four single-family detached lots.

**1. GENERALIZED DEVELOPMENT PLAN**

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the GDP prepared by VIKA, Inc. dated May 20, 1999.
- b. Minor modifications from the GDP may be permitted when necessitated by sound engineering practices or other modifications which may be necessary as part of final engineering design in accordance with the Zoning Ordinance.
- c. All of the houses shall be located a minimum of 50 feet from the near lot line.

**2. TRANSPORTATION**

- a. At time of subdivision plat approval, Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way along the Application Property's Weirich Road frontage as show on the GDP.
- b. Prior to the issuance of the first Residential Use Permit (RUP), the Applicant shall construct curb and gutter within the right-of-way along the Application Property's Weirich Road frontage.

**3. TREE SAVE AND PRESERVATION**

- a. At the time of Subdivision Plan review, the Applicant shall designate on the Subdivision Plan the limits of clearing and grading consistent with the GDP to be observed during construction and, in addition, will designate any individual trees to be preserved on the lots. Such designation shall be subject to approval by the Urban Forestry Branch and shall not reduce the number of dwelling units.
- b. In addition, prior to Subdivision Plan approval, a replacement value shall be assigned by the Urban Forester or an independent arborist approved by the Urban Forestry

Proffers  
RZ 1999-BR-008  
Page 2

Branch to all healthy trees measuring ten (10) inches or larger in diameter which are either individually designated on the lots as required under this Proffer or are located within the limits of clearing and grading ("Limits of Grading") as shown on the GDP. At the time of Subdivision Plat approval, Applicant will post in increments, as defined below, a cash bond or a letter of credit payable to the County of Fairfax in such an amount assigned as replacement value by the Urban Forestry Branch to ensure replacement of the designated trees. The calculated replacement value shall be reviewed and approved by the Urban Forester prior to posting the cash bond or letter of credit. The terms of the letter of credit shall be subject to approval by the County Attorney. The replacement value of each designated tree shall be determined according to the methods contained in the latest edition of the Valuation of Landscape Trees, Shrubs and Other Plants, published by the International Society of Arboriculture, and the amount of an incrementally posted cash bond or letter of credit will not exceed the sum of such assigned values or Ten Thousand Dollars (\$10,000.) and the bond or letter of credit is called by Fairfax County for tree replacement, the another bond or letter of credit of equal value will be posted within thirty (30) days of request by Fairfax County. The total dollar value of the bonds or the letters of credit shall not exceed the total established replacement value of the designated trees.

- c. During construction, the Urban Forester or independent arborist shall periodically inspect the project and determine if any of the designated individual trees are dead or dying due to acts of negligence the Applicant or are due directly to the development of the project. The Applicant may then draw funds from the cash bond or letter of credit in order to remove and replace such dead or dying trees according to the assigned value as defined in the Valuation of Landscape Trees, Shrubs and Other Plants of such dead or dying trees.
- d. Any funds received by Fairfax County pursuant to this Proffer shall be utilized solely to replace designated trees to be saved on the Application Property.
- e. The letter of credit or cash bond will be released simultaneously when the Conservation Deposit for the subdivision is released.

#### 4. STORMWATER MANAGEMENT

- a. Unless waived by DPWES, the Applicant may utilize bio-retention measures which are designed to maximize tree save and minimize land disturbance within the Application Property in lieu of a stormwater management pond as shown on the GDP to satisfy Public Facilities Manual standards, as approved by the Department of Public Works.

Proffers  
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Page 3

**5. PARK AUTHORITY CONTRIBUTION**

- a. Prior to the issuance of the 1st Residential Use Permit (RUP), the Applicant shall contribute the sum of \$2,400.00 to the Starlit Ponds HOA for improvements to the existing tot lot area in the Starlit Ponds development.

**6. HOUSING TRUST FUND**

- a. At time of subdivision plan approval, the Applicant shall contribute 1% of the aggregate sales price of the units to Fairfax County for the County's housing trust fund for the provision of affordable housing.

**7. CONSTRUCTION VEHICLES**

All construction vehicles shall access the Application Property via Olley Lane and not via Pickett Road.

**[SIGNATURES BEGIN ON FOLLOWING PAGE]**

Proffers  
RZ 1999-BR-008  
Page 4

**CONTRACT PURCHASER/APPLICANT:**

**TRANSAMERICAN CONSTRUCTION**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

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

Proffers  
RZ 1999-BR-008  
Page 5

TITLE OWNER:

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ARTHUR L. WALTERS, TRUSTEE

**REZONING AFFIDAVIT**

APPENDIX 2

DATE: May 25, 1999  
 (enter date affidavit is notarized)

I, Keith C. Martin, 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

99-346

in Application No(s): RZ 1999-BR-008  
 (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 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Transamerican Construction  Arthur L. Walters Steven S. Massie	7542 Diplomat Drive, Suite 101 Manassas, Virginia 20109	Contract Purchaser/Applicant  Agent Former Agent
Arthur L. Walters, Trustee for Arthur L. Walters Trust Beneficiary: Arthur L. Walters	4141 No. Henderson Road Arlington, Virginia 22203	Title Owner
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  Keith C. Martin, Martin D. Walsh Lynne J. Strobel, Timothy J. Sampson M. Catharine Puskar Elizabeth D. Baker, Susan K. Yantis	2200 Clarendon Boulevard Courthouse Plaza, Thirteenth Floor Arlington, Virginia 22201-3359	Attorneys/Planners/Agents  Attorneys/Agents Attorneys/Agent Planners/Agents

(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.

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

DATE: May 25, 1999  
(enter date affidavit is notarized)

99-346

for Application No(s): RZ 1999-BR-008  
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Transamerican Construction  
7542 Diplomat Drive, Suite 101  
Manassas, Virginia 20109

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 & last name)  
Arthur L. Walters  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\*\* All listings which include partnerships or corporations 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 the stock. 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.



DATE: May 25, 1999

(enter date affidavit is notarized)

99-346

for Application No(s): RZ 1999-BR-008

(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

NONE

(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 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:

*[Handwritten Signature]*

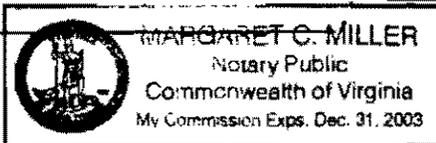
(check one) [ ] Applicant [X] Applicant's Authorized Agent

Keith C. Martin, Attorney  
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 25th day of May, 1999, in the state of Virginia

*Margaret C. Miller*  
Notary Public

My commission expires:



DATE: May 25, 1999  
(enter date affidavit is notarized)

99-346

for Application No(s): RZ 1999-BR-008  
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
--	---	---

VIKA, Inc.	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers
John F. Amatetti, John Lutostanski		Agents

(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.

DATE: May 25, 1999  
(enter date affidavit is notarized)

99-346

for Application No(s): RZ 1999-BR-008  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
2200 Clarendon Blvd., 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 SHAREHOLDERS: (enter first name, middle initial & last name)  
Martin D. Walsh Nan E. Terpak  
Thomas J. Colucci  
Peter K. Stackhouse  
Jerry K. Emrich  
Michael D. Lubeley

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
VIKA Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, Virginia 22102

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 & last name)  
Charles Irish, Jr.  
Jacobus Van Dop  
John F. Amatetti

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

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

**WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA

THIRTEENTH FLOOR

2200 CLARENDON BOULEVARD

ARLINGTON, VIRGINIA 22201-3359

(703) 528-4700

FACSIMILE (703) 525-3187

WEBSITE <http://www.wcsel.com>PRINCE WILLIAM OFFICE

VILLAGE SQUARE

13663 OFFICE PLACE, SUITE 201

WOODBIDGE, VIRGINIA 22192-4216

(703) 680-4664

METRO (703) 690-4647

FACSIMILE (703) 690-2412

LOUDOUN OFFICE

1 E. MARKET STREET, THIRD FLOOR

LEESBURG, VIRGINIA 20175

(703) 737-3633

FACSIMILE (703) 737-3632

LEGAL ASSISTANTS/PLANNERS

CHRISTINE A. HOLADAY

SUSAN S. FLANIGAN

ELIZABETH D. BAKER

SUSAN K. YANTIS

J. GREGORY RUFF

JANICE L. BARRETT

ATTORNEYS AT LAW

MARTIN D. WALSH

THOMAS J. COLUCCI

PETER K. STACKHOUSE

JERRY K. EMRICH

MICHAEL D. LUBELEY

NAN E. TERPAK

KEITH C. MARTIN

JAY DU VON

J. RANDALL MINCHEW

WILLIAM A. FOGARTY

DAVID J. BOMGARDNER

LYNNE J. STROBEL

H. MARK GOETZMAN

JOHN E. RINALDI

SEAN P. McMULLEN

TIMOTHY S. SAMPSON

M. CATHARINE PUSKAR

RAMONA J. SEIN

NANCY S. FARRELL

NICHOLAS MALINCHAK (RETIRED)

January 22, 1999

Ms. Virginia Ruffner  
 Zoning Evaluation Division  
 Fairfax County Department of Planning & Zoning  
 12055 Government Center Parkway - Suite 801  
 Fairfax, Virginia 22035-5505

Re: Rezoning Request on property identified as tax map 58-4 ((1)) Parcel 38A from the  
 R-1 District to the R-2 District  
 Applicant: Transamerican Construction  
 Braddock District

Dear Ms. Ruffner:

The following is submitted as a statement of justification for the above referenced rezoning application. The 2.06 acre parcel is located on the south side of Weirich Road approximately 250 west of Olley Lane in the Braddock District. The property is bordered to the north and east by R-1 zoned property and to the south and west by R-5 zoned property. The Comprehensive Plan recommends that the property be developed residentially at a density range of 1 to 2 dwelling units per acre.

The Applicant has submitted a Generalized Development Plan showing four half-acre lots, all fronting along Weirich Road. Three of the lots will be of identical size at 22,432 square feet and one of the lots will be 22,490 square feet less a 2,000 square foot out lot for a small stormwater management pond. All of the lots will meet or exceed all of the size and yard requirements of the conventional R-2 Zoning District. The proposed density at 1.94 dwelling units per acre is within the Comprehensive Plan's recommended density range. Weirich Road is completed along the property's frontage and therefore there will be no road improvements required with the development of these four lots.

Ms. Virginia Ruffner  
January 22, 1999  
Page 2

If you have any questions or require further information in order to process this rezoning request, do not hesitate to contact me.

Very truly yours,

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



Keith C. Martin

KCM/kah

cc: Steve Massie  
John Amatetti

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment & Development Review Branch, DPZ

**SUBJECT: LAND USE ANALYSIS: RZ 1999-BR-008**  
Transamerican

**DATE:** 17 May 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

**DESCRIPTION OF THE APPLICATION:**

*Date of Development Plan:* February 19, 1999.  
*Request:* R-2 zoning for four single-family detached lots.  
*DU/AC:* 1.94.  
*Land Area:* 2.0 acres.

**CHARACTER OF THE SURROUNDING AREA:**

The subject property is an out parcel located within the Haywood subdivision, which is planned at a density of 1-2 dwelling units per acre and developed under R-1 zoning. It is an older subdivision. It is adjacent to the Calvary Baptist Church which is in the southwest quadrant of the intersection of Olley Lane and Route 236. The Haywood subdivision is opposite the Little River Glen elderly housing and related facilities development on Olley Lane and Route 236. The subdivision is adjacent to the Starlit Ponds subdivision, which is planned for a density of 4-5 dwelling units per acre and developed under R-5 zoning. The units are single-family detached and the average lot size is about 5,500 square feet. The density is 4.6 dwelling units per acre.

## **COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

### **Plan Text:**

On page 39 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Braddock Community Planning Sector (F1) in the Fairfax Planning District, the Comprehensive Plan states:

#### “Land Use

The Braddock sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

### **Plan Map:**

The Comprehensive Plan map shows that the property is planned for residential use at a density of 1-2 dwelling units per acre.

### **Analysis:**

The use and density conform with the Plan’s recommendations.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

### **Plan Text:**

On pages 31 and 35 in the LAND USE section of the 1990 Policy Plan, as amended through February 10, 1997, in the LAND USE PATTERN and LAND USE COMPATIBILITY section, the Plan states:

“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur....

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern , which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses....

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.”

**Analysis:**

The proposed lot sizes, averaging about 21,500 square feet, are compatible with the average size of lots in the Haywood subdivision, which is 24,900 square feet.

BGD:SEM

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division,  
Department of Comprehensive Planning

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

**FILE:** 3- 4 (RZ 1999-BR-008)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 1999-BR-008; Transamerican Construction  
Traffic Zone: 1525  
Land Identification Map: 58-4 ((1)) 38-A

**DATE:** April 6, 1999

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this Department dated March 12, 1999.

The applicant requests the rezoning of 2.06 acres from the R-1 district to the R-2 district. The applicant proposes to develop this property as four single family dwellings with a minimum lot size of 20,490 square feet.

The referenced application would not create any significant impacts on the surrounding public street system. Therefore, the Department does not object to the approval of this application.

Note: VDOT has requested frontage improvements.

AKR/AK:ak  
c:\wpwin60\rz-cases\rz99br08

cc: Michele Brickner, Deputy Director, Design Review, Department of Public Works and Environmental Services

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ 1999-BR-008  
Transamerican Construction

**DATE:** 17 May 1999

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated January 15, 1999. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

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

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.**

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface

created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution.”

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Water Quality” the Comprehensive Plan states:

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

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

On page 90 of the 1990 Policy Plan under the heading “Environmental Hazards”, the Comprehensive Plan states:

**“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils. ...**

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

**Objective 11: 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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ...”

## **ENVIRONMENTAL ANALYSIS:**

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

### **Stormwater Management**

#### **Issue:**

The subject property is a 2.06 acre tract which falls within the Accotink Creek Watershed of Fairfax County specifically, and within the County's Chesapeake Bay Watershed generally. The development plan depicts a stormwater best management practice facility in the southwest corner of the site.

#### **Resolution:**

It is recommended that the applicant work with the Department of Public Works and Environmental Services to evaluate the possibility of implementing a complementary bioretention rain garden type best management practices for the this development proposal. A stormwater system which implements a more dispersed best management practice throughout the entire property could allow for the preservation of more of the existing vegetation and natural topography while simultaneously reducing the amount of required detention in the larger dry pond.

### **Soil Constraints**

#### **Issue:**

The Soil Survey for Fairfax County has identified soil types for the subject property. This information is incorporated into the development proposal. The soils which characterize the site include the following: Fairfax (32 B2 & C2 ) - good - marginal; swathe of Glenville (10B) on the east side (fair - poor).

#### **Resolution:**

It is suggested that the applicant submit a soil survey and a geotechnical study to DPWES for the purpose of addressing soil constraints.

**Tree Preservation & Restoration**

**Issue:**

The subject property is characterized by extensive, mature, deciduous tree cover on the entire site. The applicant has not depicted any open areas or tree preservation into the plan. The “limits of clearing and grading” depicted on the development proposal will result in the removal of all the tree cover on the subject property.

**Resolution:**

It is requested that the applicant look for opportunities to reduce the proposed “limits of clearing and grading.” Furthermore, it is also recommended that the applicant work with the County’s Urban Forestry Branch of DPWES to develop a comprehensive landscape plan for this development proposal. A landscape plan which incorporates an element of tree preservation along with new plant materials which include diverse native species of ground cover, shrubs, and trees is desirable.

**TRAILS PLAN:**

The Trails Plan Map does not presently depict any trails adjacent to the subject property.

BGD:MAW

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

FAIRFAX COUNTY, VIRGINIA

APR 22 1999

MEMORANDUM

ZONING EVALUATION DIVISION

**TO:** Tracy Swagler, Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** April 19, 1999

**FROM:** Keith W. Cline, <sup>KWC</sup> Urban Forester II  
Urban Forestry Branch, OSDS

**SUBJECT:** Arthur L. Walters, Trustee Property, RZ 1999-BR-008

**RE:** Your request received April 7, 1999

This review is based on the Generalized Development Plan (GDP) which is stamped as received by the Department of Planning and Zoning on February 19, 1999, and a site visit conducted on April 16, 1999.

Site Description: This wooded site consists of a stand of pioneer tree species, 20 to 30 years old, predominately Virginia pine, with a few scattered red maples and tulip poplars. There is evidence of pine bark beetle damage in the Virginia pines.

1. **Comment:** The eastern 75% of the site is a thick, even-aged stand of 20 to 30 year old Virginia pines. There is a high potential for windthrow of these forest grown Virginia pines.

**Recommendation:** No relocation of the limits of clearing and grading on the plan, for the purposes of tree preservation, is recommended for the eastern 75% of the site. The limits of clearing and grading along the eastern and southern property lines, however, may need to be adjusted slightly in the field to protect several off-site trees.

2. **Comment:** The western 25% of the site has a greater variety of tree species. The 20 to 30 year old red maples and tulip poplars in this area have a greater chance of surviving construction activities than older trees.

**Recommendation:** Consider relocating the limits of clearing and grading along the entire western property line to provide a larger tree save area. All Virginia pines, however, should be removed from the tree save area along this property line.

Arthur L. Walters, Trustee Property

RZ 1999-BR-008

April 19, 1999

Page 2

3. **Comment:** The sanitary sewer line proposed on the rear of the lots will cause damage to on-site and off-site trees.

**Recommendation:** Explore the options for sewer connection from the front of the lots by tying into the line in Weirich Road. This would reduce the impacts on existing vegetation.

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

KWC/

UFBID#99-1140

cc: Mary Ann Welton, Environmental Planner  
Steve McGregor, Land Use Planner  
RA File  
DPZ File

APR 6 1999

ZONING EVALUATION DIVISION

**Fairfax  
County  
Park  
Authority**



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

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

**FROM:** Lynn Tadlock, Director  
Planning and Development Division

**SUBJECT:** RZ 1999-BR-008  
Weirich Road Property  
Loc: 58-4((1))38-A

**DATE:** March 23, 1999

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments:

Provide the proportional cost of \$2,412 to Fairfax County Park Authority to acquire/develop/maintain other recreational facilities in a nearby park to serve the residents of this development.

The development plan for Wierich Road Property will construct 4 single family units that will add 12 residents to the current population of Braddock District. The plan does not show any recreational amenity provided at the site. The residents of this development will demand several outdoor facilities such as picnic, basketball, tennis, volleyball courts, and use of athletic fields. The proportional development cost to provide these facilities, at current level of service is \$2,412.

*The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy a, page 164, states: "Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;..."*

*The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy b, page 164, states: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity."*

Barbara Byron  
RZ 1999-BR-008  
Weirich Road Property  
March 23, 1999  
Page 2

cc: Doug Petersen, Planning and Development, FCPA  
Dorothea L. Stefen, Plan Review Case Manager, FCPA  
Gail Croke, Planning and Development, FCPA  
Mubarika Shah, Plan Review Team, FCPA

TO: Barbara A. Byron, Division Director  
 Zoning Evaluation Branch (OCP)  
 10255 Govt. Center Parkway, Suite 801

Date: 3/16/99  
 Map: 58-4

FROM: Facilities Planning (246-3609)

Acreege: 2.06 PU 2152  
 From: R-1 To: R-2

SUBJECT: Schools Analysis, Rezoning Application

Case# RZ-99-BR-008

The following information is submitted in response to your request for a school analysis for the referenced rezoning application. A comparison of estimated student generation between the proposed development plan and that possible under existing zoning area are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning Increase Decrease	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students		
Elem. (K-6)	S/F	4	x .4	2			x		2	
Inter. (7-8)	S/F	4	x .071	1			x		1	
High (9-12)	S/F	4	x .154	2			x		2	

\* Schools which serve this property, their current total membership, net operating capacity, and their projections for the next five years are as follows:

School Name And Number	Grade Level	9/30/98 Capacity	9/30/98 Membership	Projected Membership				
				99-00	00-01	01-02	02-03	03-04
Olde Creek	K-6	407	372	371	371	368	373	365
Frost	7-8	925	933	955	968	933	933	986
Woodson	9-12	2100	1718	1673	1675	1763	1793	1793

Source: Capital Improvement Program, FY 1999-2003 Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.

Comments:

**RECEIVED**  
 DEPARTMENT OF PLANNING AND ZONING  
 MAR 19 1999  
 ZONING EVALUATION DIVISION

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

March 9, 1999

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**FROM:** Ralph Dulaney (246-3868) *RHD*  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 1999-BR-008

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 #23, **West Annandale**.
2. After construction programmed for FY 19\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
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; however, a station location study is currently underway, which may impact this rezoning positively.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

MAY 27 1999

ZONING EVALUATION DIVISION

**TO:** Tracy Swagler  
Zoning Evaluation Division  
Department Of Planning and Zoning

**FROM:** Gilbert Osei-Kwadwo, Chief *gok*  
Engineering Analysis and Planning Branch  
System Engineering and Monitoring Division

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** Application No. RZ 99-BR-008  
Tax Map No. 058-4- /01/ /0038-A

**DATE:** May 27, 1999

The existing 8-inch sanitary sewer located in Mirror Pond Drive do have adequate capacity for the proposed development. However, the proposed sewer line from the site to connect to this existing sewer appears to be too close to existing buildings. Section 10-0102.5C of the County's Public Facilities Manual (PFM) states that, proposed sanitary sewers shall not be located closer than 15 feet from existing or proposed buildings.

**FAIRFAX COUNTY WATER AUTHORITY**  
8560 Arlington Boulevard - P. O. Box 1500  
Merrifield, Virginia 22116-0815  
(703) 289-6300

March 11, 1999

**MEMORANDUM**

**TO:** Staff Coordinator (Tel. 324-1250)  
Zoning Evaluation Division-Suite 800  
12055 Government Center Parkway  
Fairfax, Virginia 22035

**FROM:** Planning Branch (Tel. 289-6363)  
Planning and Engineering Division

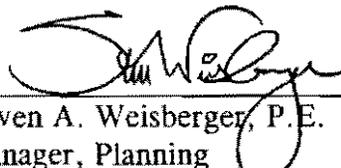
**SUBJECT:** Water Service Analysis, Rezoning Application RZ 99-BR-008

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
MAR 15 1999  
ZONING EVALUATION DIVISION

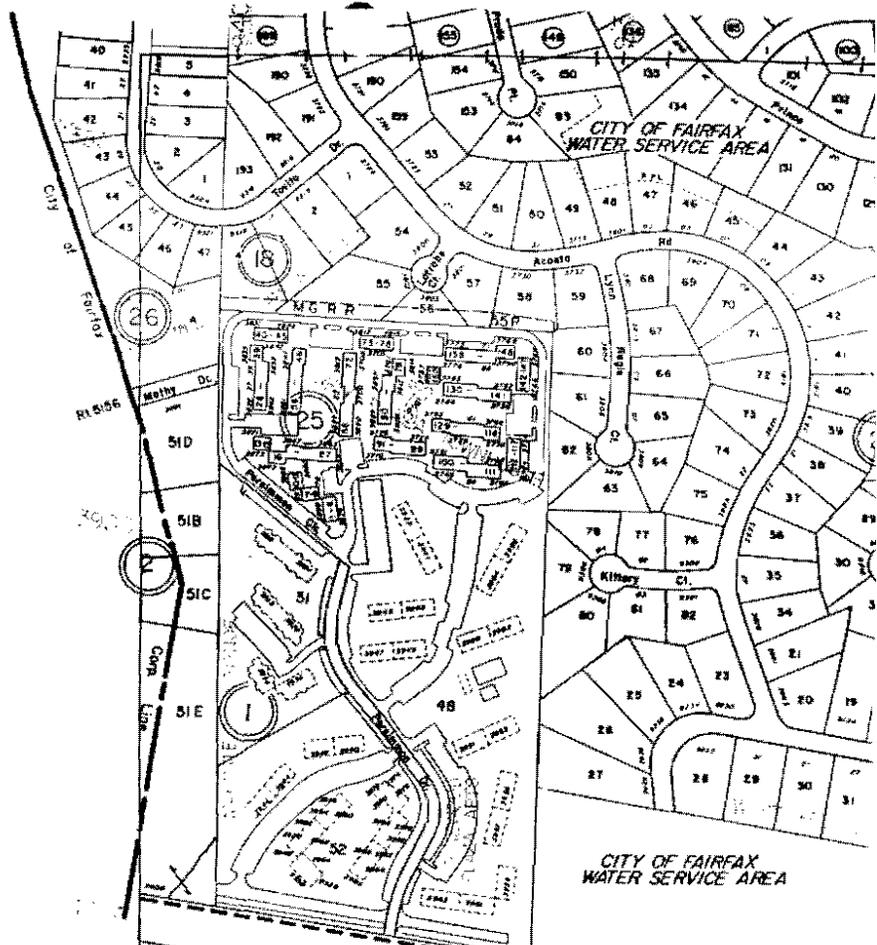
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The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 8 inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

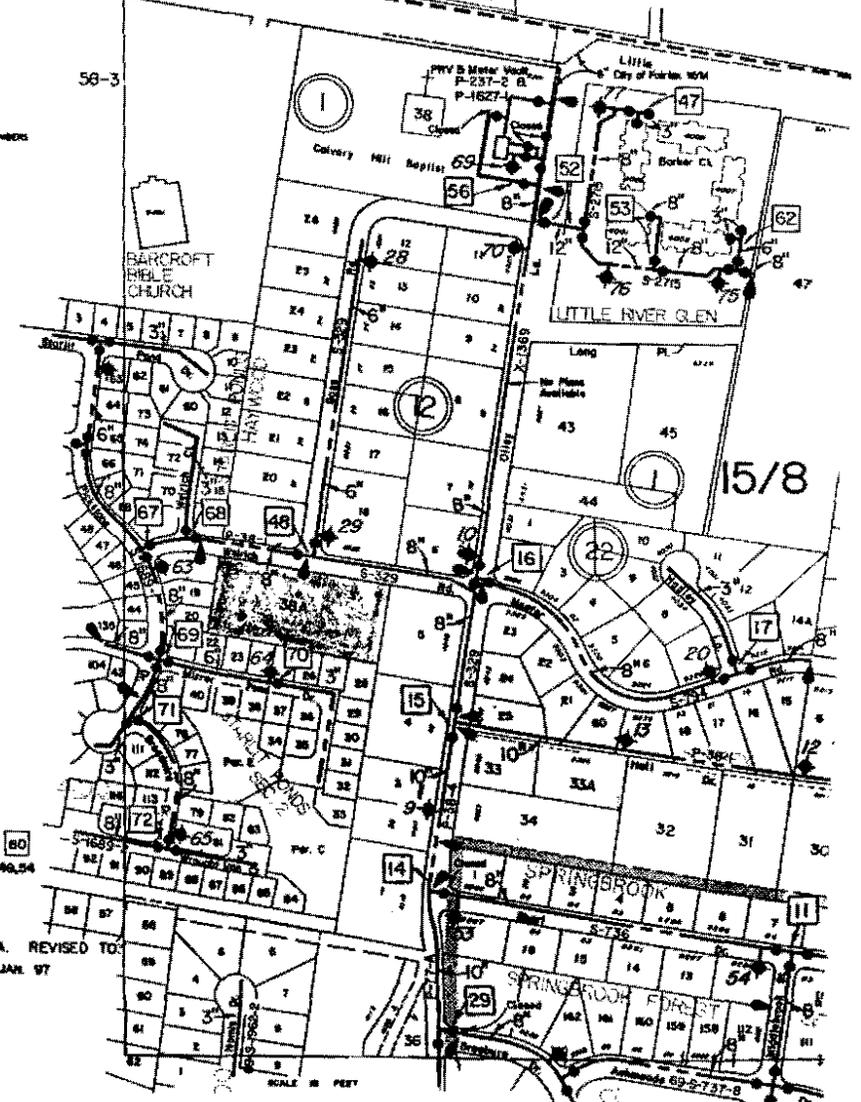
  
\_\_\_\_\_  
Steven A. Weisberger, P.E.  
Manager, Planning

Attachment



FIRE HYDRANT NUMBERS

1	11	21	31	41	51	61	71	81	91
2	12	22	32	42	52	62	72	82	92
3	13	23	33	43	53	63	73	83	93
4	14	24	34	44	54	64	74	84	94
5	15	25	35	45	55	65	75	85	95
6	16	26	36	46	56	66	76	86	96
7	17	27	37	47	57	67	77	87	97
8	18	28	38	48	58	68	78	88	98
9	19	29	39	49	59	69	79	89	99
10	20	30	40	50	60	70	80	90	100



Lot 60  
Open 33, 46, 54

F.C.W.A. REVISED TO  
JAN. 97

SCALE IN FEET

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

DATE: 4-21-99

FROM: Ronald N. Kirkpatrick, Director  
Utilities Planning and Design Division  
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Transamerican Construction

Application Number: 1999-BR-008

Type of Application: RZ

Information Provided: Application - Yes  
Development Plan - Yes  
Other - Statement of Justification

Date Received in UP&DD: March 5, 1999

Date Due Back to DPZ: April 1, 1999

Site Information: Location - 54-4((1))38A  
Area of Site - 2.06 acres  
Rezone from - R-1 to R-2  
Watershed/Segment - Accotink / Long Branch "B"

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes  No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): **AC254 - Channel stabilization and restoration is proposed approximately 1 mile downstream of site.**
- UP&DD Ongoing County Drainage Projects: **None.**
- Other Drainage Information: **None.**

RE: Rezoning Application Review

II. Trails:

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

Yes  No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes  No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes  No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes  No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other UP&DD Projects or Programs:

Yes  No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes  No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes  No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **Transamerican Construction / RZ1999-BR-008**

**\*\*\*\*\* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS\*\*\*\*\***

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The UP&DD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: **None.**

TRAILS RECOMMENDATIONS: **None.**

SCHOOL SIDEWALK RECOMMENDATIONS: **None.**

SANITARY SEWER E&I RECOMMENDATIONS:

Yes  NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: **Applicant should provide curb and gutter along front of site to be consistent with existing conditions around the site.**

UP&DD Internal sign-off by:	Planning Support Branch (Ahmed Rayyan)	kcm
	Utilities Design Branch (Walt Wozniak)	WTW
	Transportation Design Branch (Larry Ichter)	LLI
	Stormwater Management Branch (Fred Rose)	<i>[Signature]</i>

RNK/rz99br08.wpd

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (only if sidewalk recommendation made)  
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch  
Bruce Douglas, Chief, Environment and Development Review Branch

## 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 in the zoning district if the site were developed as a conventional subdivision. See 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 Environmental Management.

**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 DEM 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 DEM 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW&ES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPW&ES
FAR	Floor Area Ratio	UMTA	Urban Mass Transit Association
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HCD	Housing and Community Development	VPH	Vehicles per Hour
LOS	Level of Service	WMATA	Washington Metropolitan Area Transit Authority
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DOT	ZED	Zoning Evaluation Division, DPZ
PQA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch