

COUNTY OF FAIRFAX, VIRGINIA

Division of Land Use Administration

SUMMARY SHEET

Case No. C-203 In the name of GULF RESTON, INC.

Currently zoned RE-2 Requested change to RPC

Date filed November 2, 1970

Located approx. 2500 ft. S. of Dulles Access Rd. approx. 4800 ft. E. of Reston Ave., containing 158.9388 ac.

Statement of Justification See file

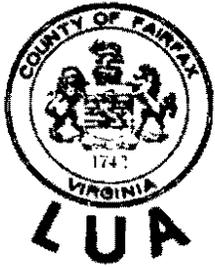
Assessment Sheet No. 26-2 Subdivision _____ Parcel _____

Heard by the Planning Commission on February 8, 1971

Action recommended by Planning Commission Approval of the RPC District

Staff Recommendation Approval of the RPC District

To be heard by the Board of Supervisors on February 17, 1971



APPLICATION NUMBER: C-203
SECTIONAL SHEET: 26-2
LOT: ((1)) pt5
FROM: RE-2



NAME OF APPLICANT: GULF RESTON
SUBDIVISION: --
ACREAGE: 158.9388 ac.
TO: RPC

See (26-2)(1-5)

PROPOSED
SUNRISE VALLEY DRIVE

158,9383 AC.
PRESENT ZONING-RE-2
PROPOSED ZONING-R.P.C.

C-203
FOR
RPC

RE-2

PROPOSED
SAN SEW TRUNK LINE
TO EXISTING SNAKED
SANITARY SEWER.

Rezoning Application No. C-203 Date filed 11/2/70
Applicant Gulf-Reston, Inc. Date Prepared 1/12/71
District Centreville Date of Hearing 1/28/71

STAFF REPORT

Location The subject property is located approximately 2500 ft. south of the Dulles Access Highway and approximately 4800 ft. east of Reston Avenue, generally south of Sunrise Valley Drive, and contains 158.9388 acres.

Present zoning RE-2 Requested zoning RPC

Proposed use RPC uses

Planning district Upper Potomac

Adopted comprehensive plan proposal The area is shown on the pending revised Reston Master Plan for "medium density residential" development, ~~with~~ sections along the north and west sides are shown as "open space" in connection with the South Reston Golf Course.

Zoning history

<u>Application Number</u>	<u>Requested Zoning</u>	<u>Planning Comm. Recommendation</u>	<u>Board Action</u>	<u>Date of Action</u>
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None

Zoning pattern

The subject property is surrounded by RE-2 zoning with RPC zoning at some distance to the southwest.

Land use pattern

The property is undeveloped and wooded, as are the surroundings generally. At some distance to the south is part of the residential development associated with the Hunters Woods area.

Applicant: GULF RESTON, INC.

DEPARTMENT OF PUBLIC WORKS - SURVEYS & PLANS BRANCH

- The subject property is located in the Difficult Run (D) watershed, and would be sewered into the Blue Plains treatment plant.
- The nearest available sewer to the property is a ^{Proposed} 15 inch line located on ~~the~~ property. This line ~~is~~ adequate for the proposed use. Will be
- The applicant, in developing this property in the zone requested, would be required to extend a line from the existing facilities to serve the site.
- The treatment facility is/is not over capacity. The addition of the development made possible by this rezoning would bring the treatment facility to per cent of/over its rated capacity. This treatment facility does/does not meet the federal water quality standards for sewer treatment on the Potomac; and if not, the following programs are/will be in effect to remedy the situation:
Fairfax County has an agreement with the District of Columbia to provide sewerage Treatment for this area.

5. The following table indicates the condition of all related sewer facilities, and the total effect of this application:

SEWER NETWORK	+CURRENT AND THIS REZONE		+CURRENT & THIS & PREV. REZONE		+CURRENT & THIS & PREV. & MASTER PLAN	
	Adequate	Inadequate	Adequate	Inadeq.	Adequate	Inadequate
COLLECTOR						
SUBMAIN	✓		✓		✓	
MAIN/TRUNK	✓		✓		✓	
INTERCEPTOR	✓		✓		✓	
OUTFALL						

6. Remarks and other pertinent information: _____

Prepared by: Robert W. Morris Date prepared: 12-10-70

*The word "Current" refers to existing development using public sewer.

Schools

The following chart gives the schools which presently serve the subject tract of land, their capacities, their enrollments, and the impact of this request on them.

School	Design Capacity	Enrollment ¹	Impact ²
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See page 4.

¹Based on latest available information

²Based upon empirically derived statistics

Water

The subject site is (~~served/not served~~) by public water, chiefly through a 12 and 16inch line found along Sunrise Valley Drive.

Public Services

The subject site is also served by the following additional public service installations:

Service	Facility Name	Location	Distance from this site
Fire station	Company 21	Navy	3 1/2 mi.
Library	Carter Glass	Lake Anne	2 1/2 mi.

Traffic

The following chart shows the name of each nearby street, its route number, and the traffic flow-based upon the latest information:

Street	Route Number	Average Daily Traffic
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None

Comments from Division of Planning

Drainage The subject property is located within the boundary of Difficult Run watershed and drains in an easterly direction.

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DATE: 1/20/71

PUBLIC SCHOOLS

REZONING: Potential Students and/or Impact Upon Schools

Case # C-203 158.9388 Acres From RE-2 To RPC
 Property Map 26-2 ((1)) Parcel pt. 5

Existing Schools:	<u>School Name</u>	<u>Capacity</u>	<u>Enrollment</u>
Elementary	Hunters Woods	990	1165
Intermediate	Herndon	1200	1510
Secondary	Herndon	2000	2227

Students potentials from zone (existing and rezoning)

	<u>Existing Zoning</u>	<u>Rezoning</u>	<u>Net Difference</u>
Elementary	51	155	+104
Intermediate	14	41	+ 27
Secondary	25	91	+ 66
TOTALS	90	287	+197

Impact on COMPREHENSIVE SCHOOL PLAN: Based upon Upper Potomac Plan

	<u>School Name</u>	<u>Existing School Capacity</u>	<u>Plan Potential Students</u>	<u>Plan With Rezoning</u>	<u>Plan With all Rezoning</u>
Elementary	323	990	990	990	990
Intermediate	311	1400	1400	1400	1400
Secondary	310	2500	2500	2500	2500

School construction program effecting existing capacities: (Bond)

	<u>School Name</u>	<u>Opening Capacity</u>	<u>Opening Date</u>
Elementary	Forest Edge	990	Fall 1971
Intermediate	Robertson	1400	Fall 1971
Secondary	Robertson	2500	Fall 1971
	Chantilly	2500	1973

STATEMENT OF JUSTIFICATION

We request this change in zoning to allow for future development in accordance with the past and present development of Reston.

This application contains a total of 159 acres on a portion of which is constructed a part of the existing South Golf Course. The balance of this land will be subdivided into approximately 137 detached single family lots ranging in size from 8,000 to 20,000 square feet each, 120 townhouse, patio or garden court houses, and an elementary school.

The proposed uses and densities are in accordance with the adopted Master Plan for Reston and the County's Comprehensive plans.

GULF RESTON, INC.

By



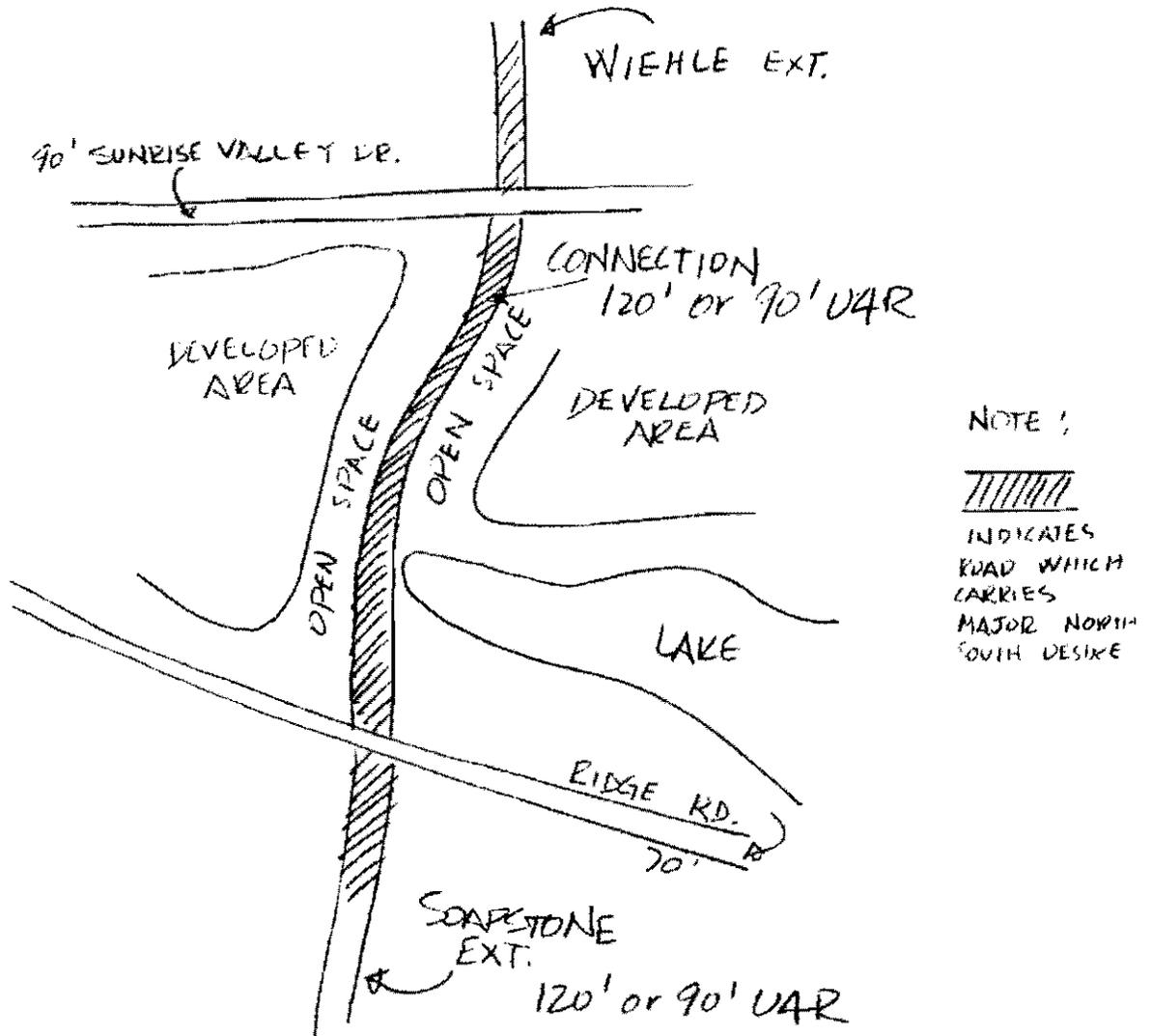
Donald L. Cummings
Vice President

DLC/bih
October 30, 1970

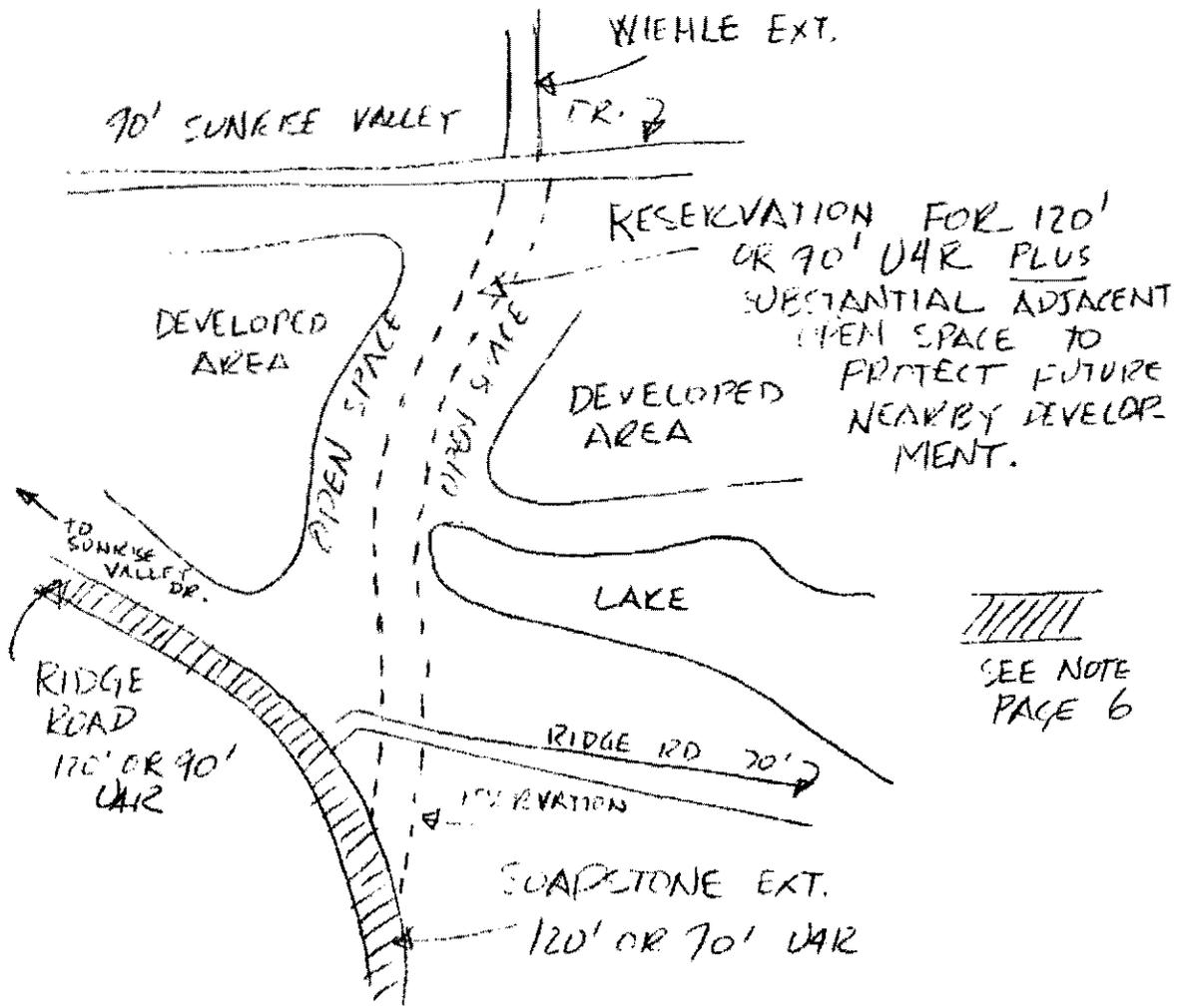
STAFF COMMENTS:

The staff has reviewed the subject application and finds that it is in accord with the principles expressed for the development of Reston. The position of the staff with respect to the question of the connection of Soapstone Drive and Wiehle Avenue is that it should be constructed and dedicated at the time of the development of the area. This position is based on the information contained in the Urban Needs Study and in the Reston Transportation Plan. The right of way of 120 ft. should be dedicated to the Board of Supervisors. An alternative acceptable to the staff would be the dedication of a 90 ft. right of way and the construction of a U4R cross-section. Adoption of this proposal by the Board of Supervisors would necessitate a certain amount of redesign of the development plan to reflect the change. Specifically, the addition of the road should not have the effect of removing any open space and certainly should not impair the pedestrian walkway system.

This proposal is illustrated in the diagram below.



However, should this staff proposal be rejected, provision should be made for the accommodation of the traffic needs which would otherwise have been met by the facility. This alternative would include construction and dedication of Soapstone Drive from the southern edge of the development northward, thence continuing in an acceptable curvature into and along Ridge Road; the entire road should be a minimum 120 ft. right of way from the southernmost point to Sunrise Valley Drive, although the option of a 90 ft. U4R cross-section would be acceptable. The diagram below shows this alternative.



Note that the staff has shown significant amounts of open space along the right of way to be reserved. This is to ensure that the facility when constructed will not have an adverse impact on adjacent development.

If the original staff proposal is ultimately accepted, and the direct Wiehle-Soapstone connection is made, Ridge Road should be dedicated with a minimum 70 ft. right of way.

In addition, the staff is concerned that the development plan does not show minor recreation facility locations nor does it reflect the major recreation facilities which would serve the population from it.

The staff feels that an underpass should be provided at the point where the major walkway system crosses Soapstone Drive near the southern edge of the property.

Finally, the School Board staff has not had adequate time to review the school proposed for this area. The County staff therefore feels that approval of this development plan should be made only with the understanding that if the site is not found to be adequate, the staff will request additional land from this development or from future abutting applications, to provide enough usable land for the facility.

STAFF RECOMMENDATION:

That C-203 for RFE be granted and that the development plan be approved subject to its modification to reflect the changes recommended above.

Application No. - C-203

(Continued)

PLANNING COMMISSION RECOMMENDATION:

Mr. Polychrones moved to recommend approval of C-203 for RPC and that the development plan be approved subject to its final modification to reflect the changes recommended by the Staff report and more specifically, to the approval of a suitable site by the Site Selection Committee and the School Board, and that the second paragraph under Staff comments, relating to extension of Soapstone Drive, be deleted. Seconded by Mr. Marx. Carried unanimously.