FAIRFAX COUNTY

V I R G I N I A

APPLICATIONS FILED: March 8, 1999
APPLICATIONS AMENDED: June 10,1999
PLANNING COMMISSION: July 21, 1999
BOARD OF SUPERVISORS: Not Scheduled

July 7, 1999

STAFF REPORT

APPLICATIONS PCA/FDPA 88-M-077-2 and RZ/FDP 1999-MA-014

MASON DISTRICT

APPLICANT:	MFG 21- Madison Lane LLC
CURRENT ZONING:	RZ: PDH-20, HC RZ/FDP: R-3 and HC
REQUESTED ZONING	PDH-20 and HC
PARCEL(S):	PCA: 61-4 ((1)) 14-16, 18-20 61-4 ((42)) 52-67, C (formerly 61-4 ((1)) parts of 1-4, 14-16 and 18-20 and a portion of the previously vacated Madison Lane right-of-way
	RZ: 61-4 ((1)) 17 and a portion of the previously vacated Madison Lane right-of-way
ACREAGE:	PCA: 3.53 RZ: 0.38 acres
DENSITY:	18.295 DU/AC overall
OPEN SPACE:	35% overall
PLAN:	Residential, 8-12 du/ac with option for 16-20 du/ac
PROPOSAL:	Amend proffers accepted with RZ 88-M-077 and revise a portion of the Conceptual/Final Development Plan (CDP/FDP) approved for

the property to incorporate an additional 0.38 acres of land area into the overall development. RZ 1999-MA-014 is a request to rezone the 0.38 acres from R-3 to PDH-20. Seven additional single family attached residential units are proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 88-M-077-2 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of FDPA 88-M-077-2 subject to the proposed development conditions in Appendix 2.

Staff recommends approval of RZ 1999-MA-014 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of FDP 1999-MA-014 subject to the proposed development conditions contained in Appendix 2.

Staff recommends a waiver of the 200 square foot privacy yard requirement for single family attached units for PCA 88-M-077-2 and RZ 1999-MA-014.

Staff recommends a reaffirmation of the modification of the transitional screening requirements and barrier requirements granted with RZ 88-M-077, as shown on the CDP/FDP.

Staff recommends a reaffirmation of the waiver of the service drive requirement along Columbia Pike, northeast of realigned Madison Lane, as granted with RZ 88-M-077.

Staff recommends approval of a waiver of the minimum district size for RZ 1999-MA-014.

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.

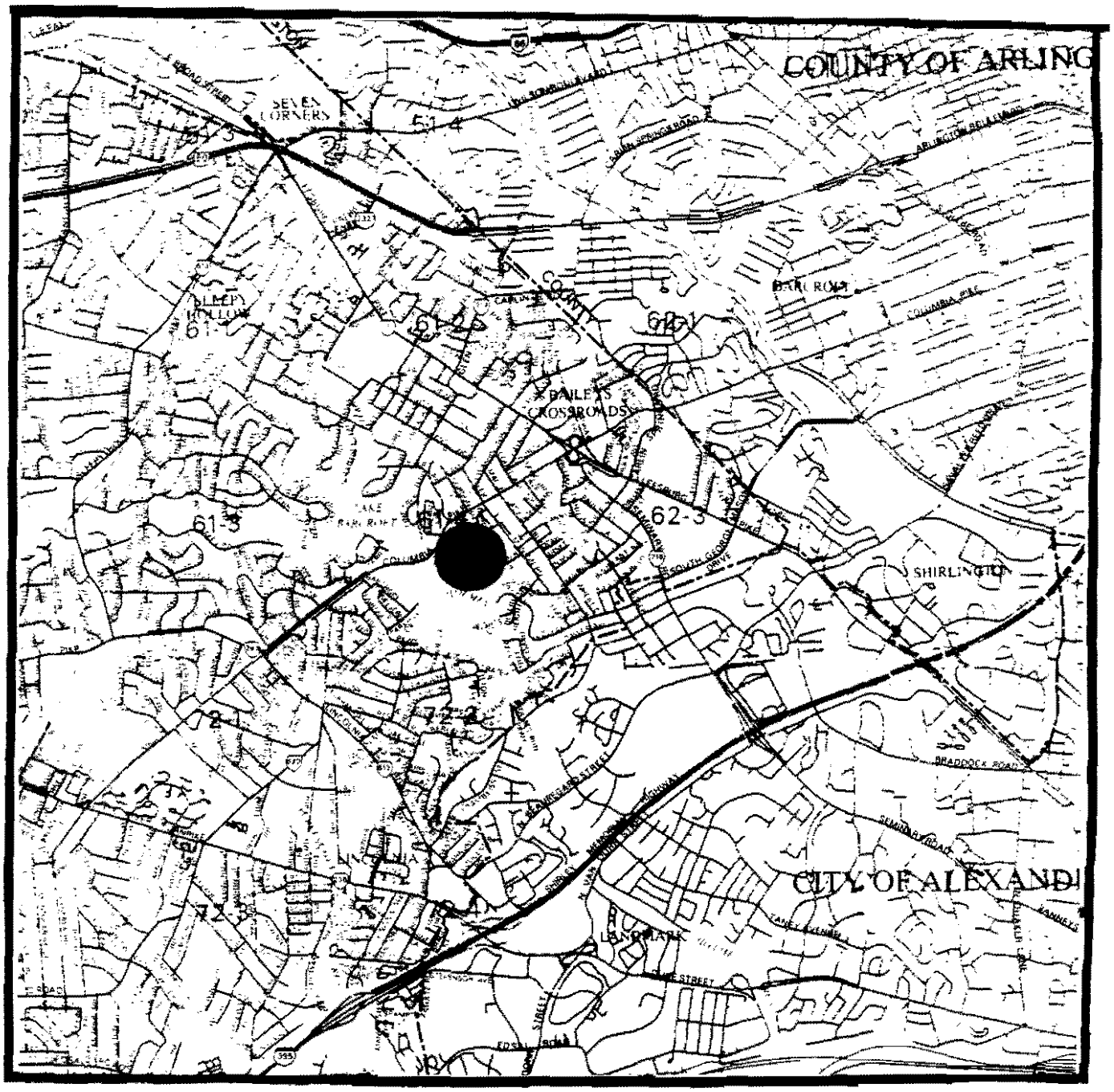
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

PROFFERED CONDITION AMENDMENT/
PCA 88-M-077-02

PCA 88-M-077-02
FILED 3/8/99
AMENDED 6/10/99
MFG 21-MADISON LANE LIMITED LIABILITY COMPANY
PROFFERED CONDITION AMENDMENT
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 3.53 ACRES OF LAND; DISTRICT - MASON
LOCATED: SOUTH OF THE INTERSECTION OF COLUMBIA PK. AND MADISON LN.
ZONING: PDH-20
OVERLAY DISTRICT(S): HC
MAP REF 61-4 ((1)) 14-16, 18-20
61-4 ((42)) 52-67, C
(FORMERLY 61-4 ((1)) PARTS OF 1-4, 14-16, 18-20)
AND PORTION OF PREVIOUSLY VACATED MADISON LANE RIGHT-OF-WAY

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 88-M-077-02

FDPA 88-M-077-02
FILED 3/8/99
AMENDED 6/10/99
MFG 21-MADISON LANE LIMITED LIABILITY COMPANY
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 3.53 ACRES OF LAND; DISTRICT - MASON
LOCATED: SOUTH OF THE INTERSECTION OF COLUMBIA PK. AND MADISON LN.
ZONING: PDH-20
OVERLAY DISTRICT(S): HC
MAP REF 61-4 ((1)) 14-16, 18-20
61-4 ((42)) 52-67, C
(FORMERLY 61-4 ((1)) PARTS OF 1-4, 14-16, 18-20)
AND PORTION OF PREVIOUSLY VACATED MADISON LANE RIGHT-OF-WAY

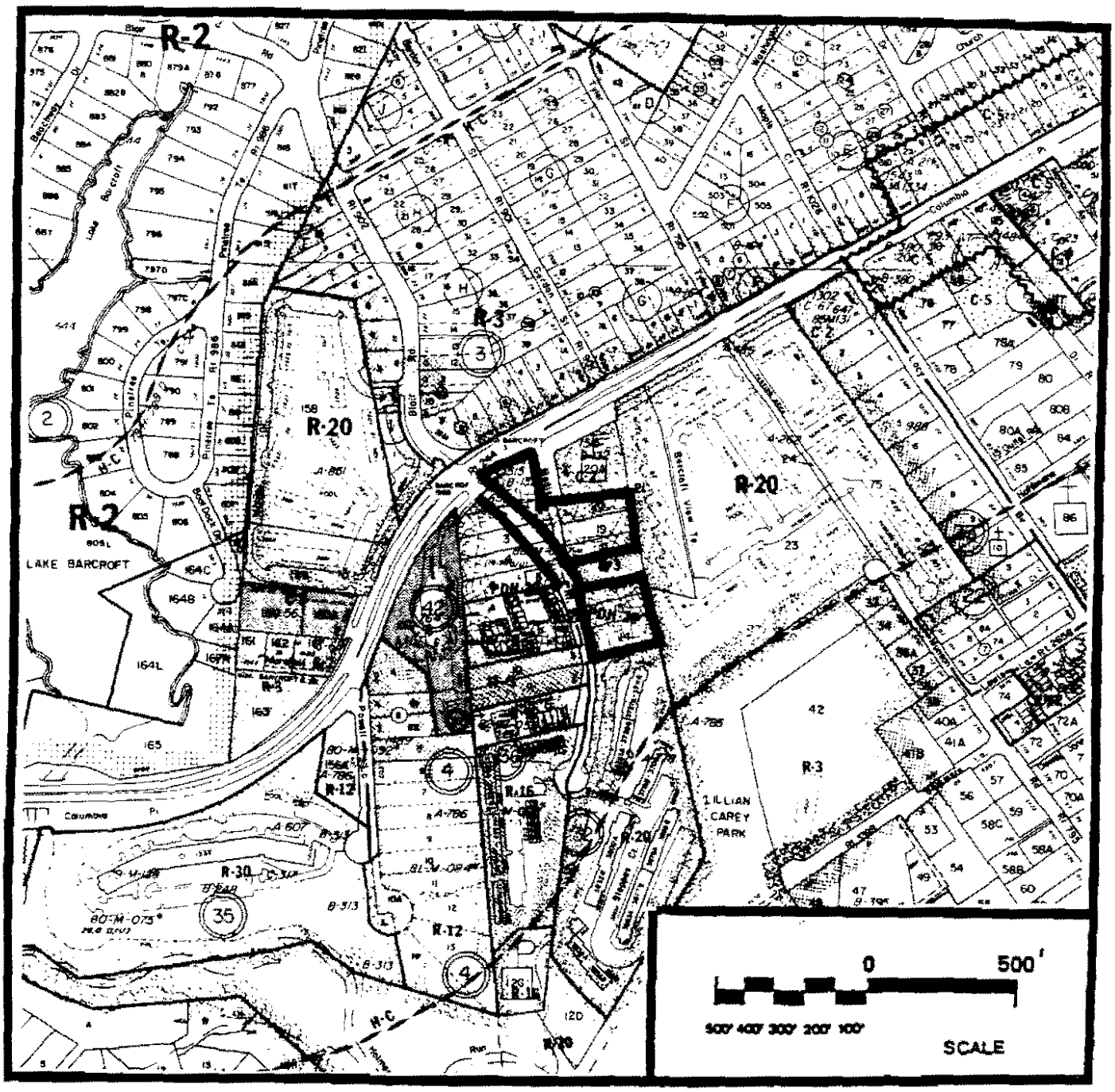


PROFFERED CONDITION AMENDMENT / PCA 88-M-077-02

PCA 88-M-077-02
FILED 3/8/99
AMENDED 6/10/99
MFG 21-MADISON LANE LIMITED LIABILITY COMPANY
PROFFERED CONDITION AMENDMENT
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 3.53 ACRES OF LAND; DISTRICT - MASON
LOCATED: SOUTH OF THE INTERSECTION OF COLUMBIA PK. AND MADISON LN.
ZONING: PDH-20
OVERLAY DISTRICT(S): HC
MAP REF 61-4 ((1)) 14-16, 18-20
61-4 ((42)) 52-67, C
(FORMERLY 61-4 ((1)) PARTS OF 1-4, 14-16, 18-20)
AND PORTION OF PREVIOUSLY VACATED MADISON LANE RIGHT-OF-WAY

FINAL DEVELOPMENT PLAN AMENDMENT FDPA 88-M-077-02

FDPA 88-M-077-02
FILED 3/8/99
AMENDED 6/10/99
MFG 21-MADISON LANE LIMITED LIABILITY COMPANY
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 3.53 ACRES OF LAND; DISTRICT - MASON
LOCATED: SOUTH OF THE INTERSECTION OF COLUMBIA PK. AND MADISON LN.
ZONING: PDH-20
OVERLAY DISTRICT(S): HC
MAP REF 61-4 ((1)) 14-16, 18-20
61-4 ((42)) 52-67, C
(FORMERLY 61-4 ((1)) PARTS OF 1-4, 14-16, 18-20)
AND PORTION OF PREVIOUSLY VACATED MADISON LANE RIGHT-OF-WAY

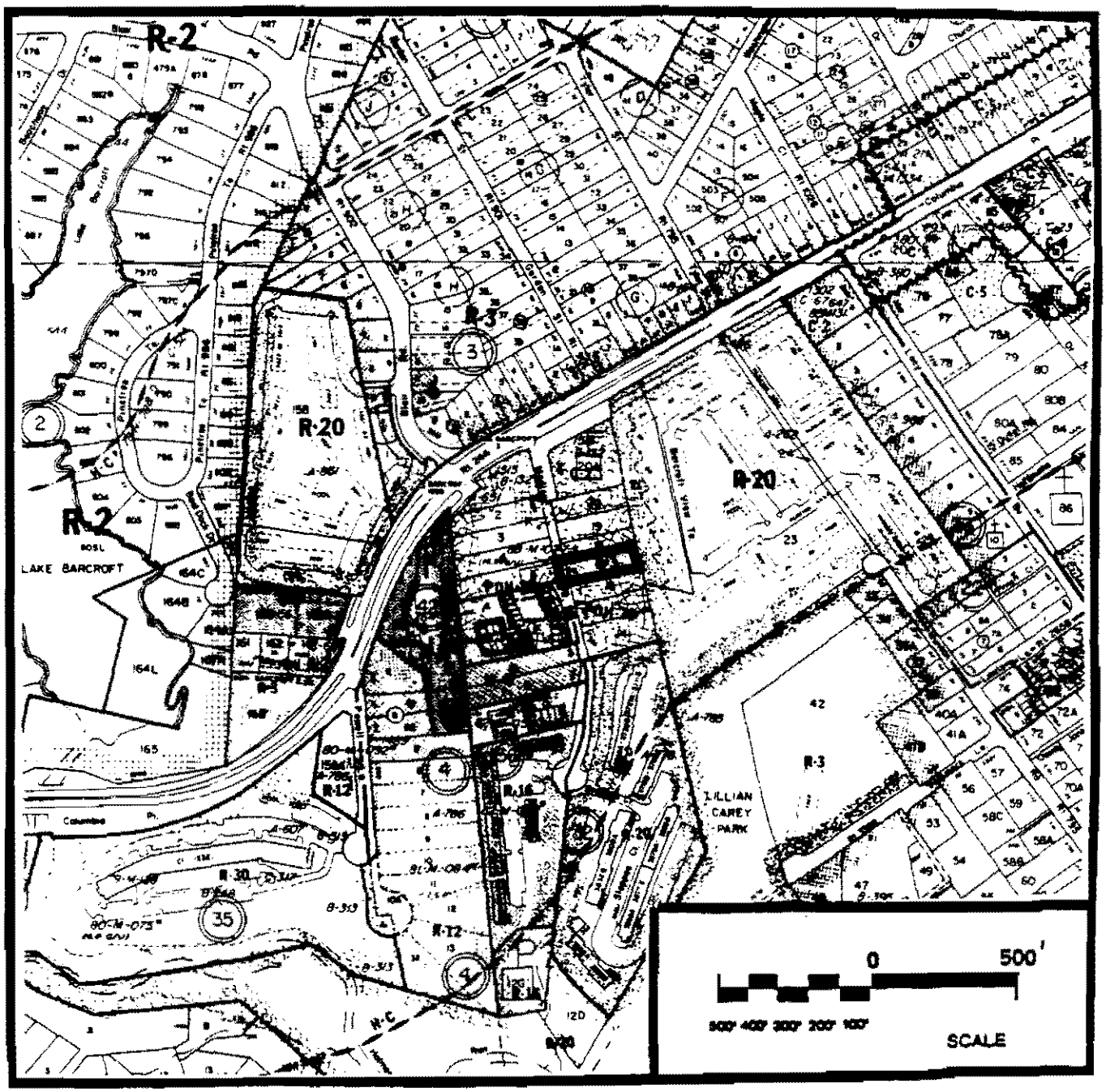


REZONING APPLICATION / RZ 1999-MA-014

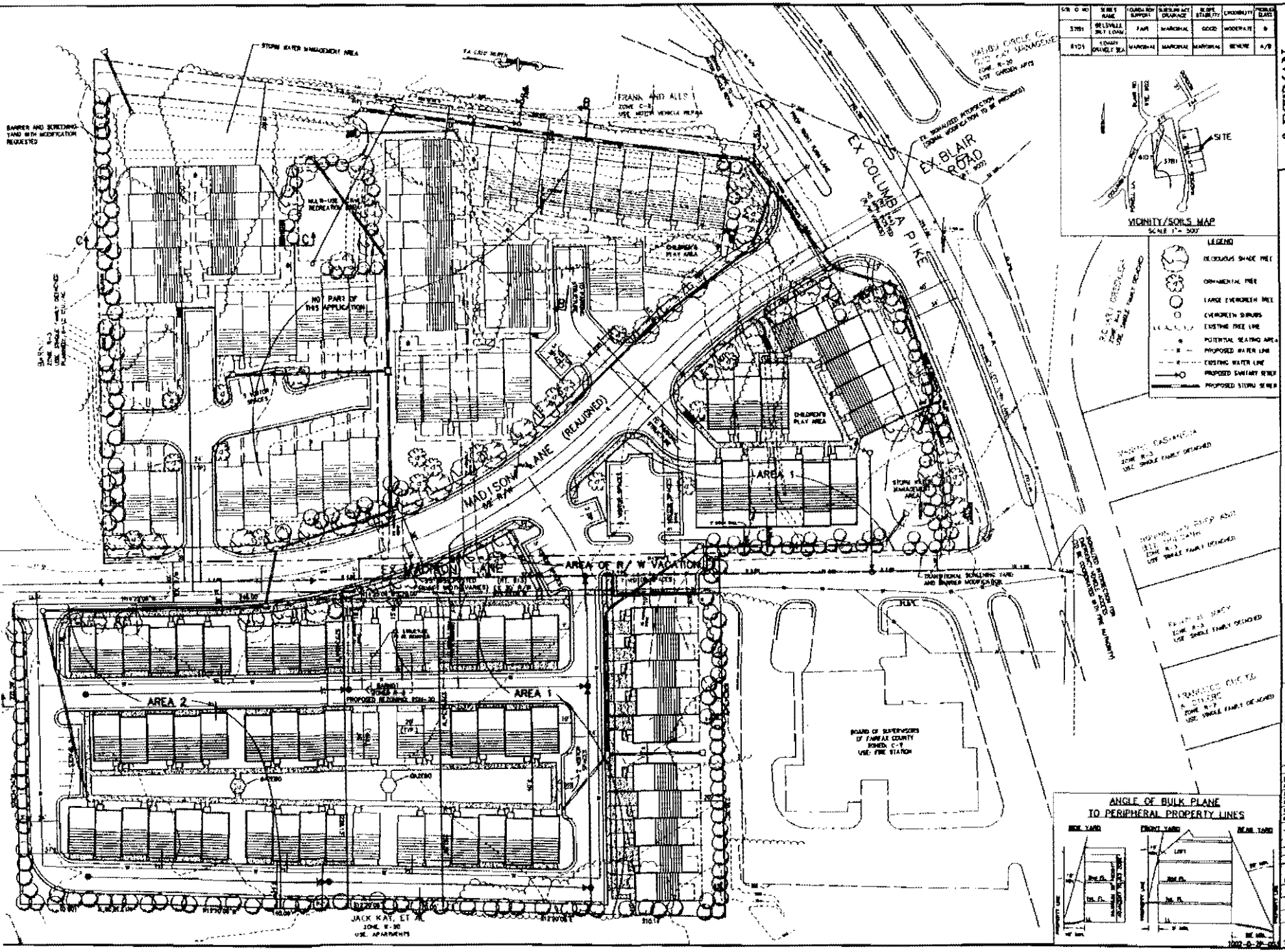
FILED 03/08/99
MFG 21-MADISON LANE LIMITED LIABILITY COMPANY
TO REZONE: 0.38 ACRES OF LAND; DISTRICT - MASON
PROPOSED: REZONE FROM THE R-3 DISTRICT TO THE PDH-20 DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: EAST SIDE OF MADISON LN., APPROX. 400 FT. S. OF ITS INTERSECTION WITH COLUMBIA PK.
ZONING: R- 3
TO: PDH-20
OVERLAY DISTRICT(S):
MAP REF 061-4- /01/ /0017-
AND PORTION OF PREVIOUSLY VACATED MADISON LANE RIGHT-OF-WAY

FINAL DEVELOPMENT PLAN FDP 1999-MA-014

FILED 03/08/99
MFG 21-MADISON LANE LIMITED LIABILITY COMPANY
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 0.38 ACRES OF LAND; DISTRICT - MASON
LOCATED: EAST SIDE OF MADISON LN., APPROX. 400 FT. S. OF ITS INTERSECTION WITH COLUMBIA PK.
ZONING: PDH-20
OVERLAY DISTRICT(S):
MAP REF 064-4- /01/ /0017-
AND PORTION OF PREVIOUSLY VACATED MADISON LANE RIGHT-OF-WAY



SOIL O NO	SERIES NAME	FOUNDATION SUPPORT	SUITABILITY DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
37B1	BELVOIR SILT LOAM	FAIR	MARGINAL	GOOD	MODERATE	A
61D1	URBAN GRAVELL SILT	MARGINAL	MARGINAL	MARGINAL	SEVERE	A/B



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PARTIAL CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

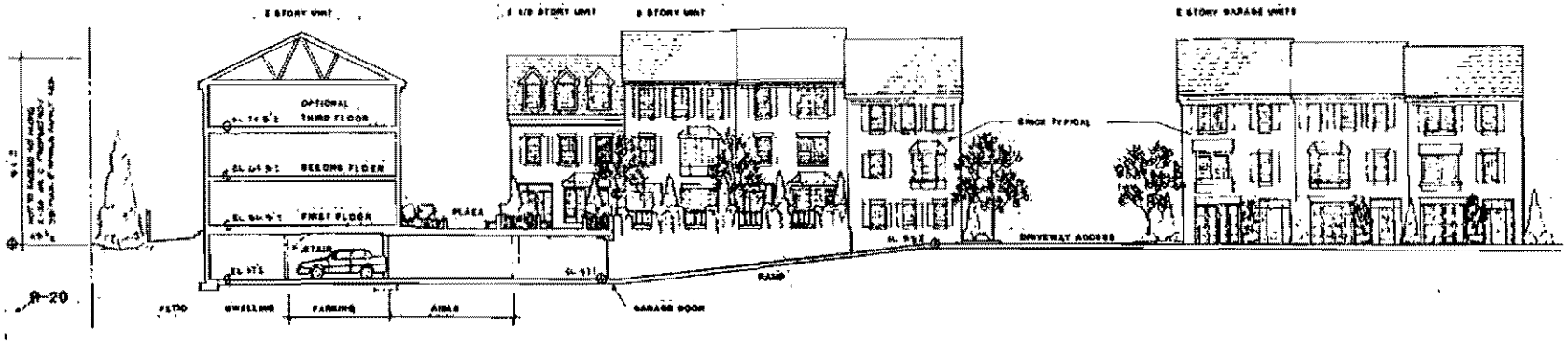
MADISON LANE

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
8/28/97	[illegible]
11/26/96	ADD BUILDING
8/21/96	[illegible]
3/21/96	REVISE PARKING
2/26/96	REVISE [illegible]

DSGN DSGN DRWN CHK
SCALE 1" = 1'-0"
JOB No. 87110
DATE MAY 1997
SHEET 1 OF



SITE SECTION (A)

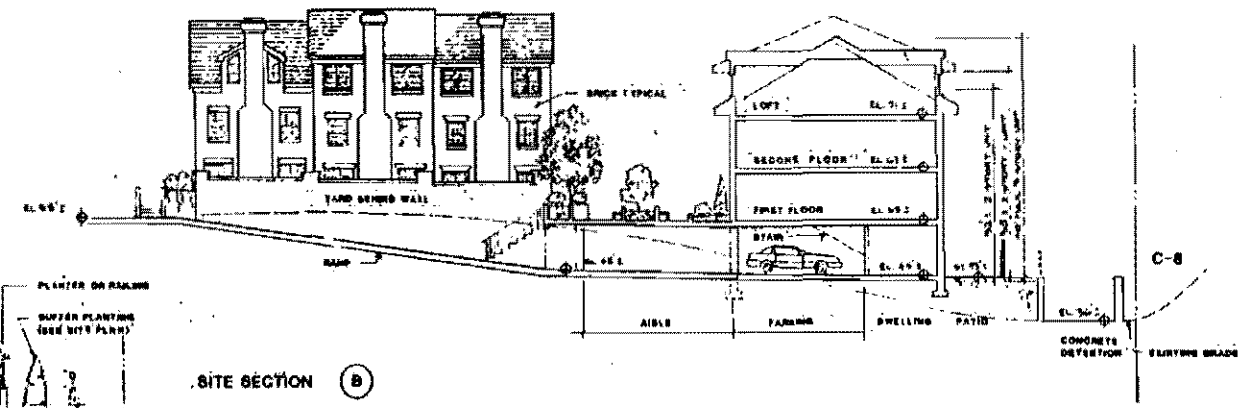
General Notes:

These drawings are for conceptual design reference only. Architectural and site design, townhouse positioning, and engineering will vary with final design which has been established by the profession.

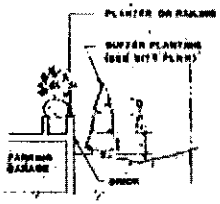
Four different townhouse styles are indicated:

1) Three story townhouse with one car garage, two car garage is also possible
2) Three story townhouse over underground parking;
3) Two story townhouse over underground parking;
4) Two story plus loft (2 1/2 story) townhouse over underground parking

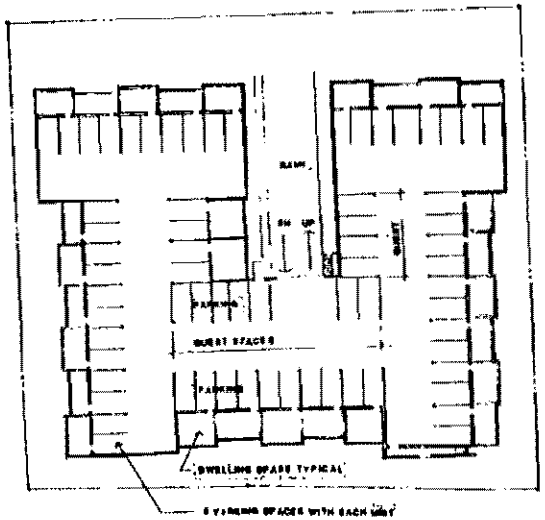
The townhouses located on the planes also offer either optional basements or "tuckaway" basements that accept stairs, according upon grading conditions. In all cases, the height will be limited to 40' when adjacent to R-20 or commercially zoned properties or 35' when adjacent to a property zoned for single family detached housing. Typical unit size is based on a unit size of 20 x 30; width may vary between 20'-0" and 22' and length may vary from 32' to 38' based on final design requirements.



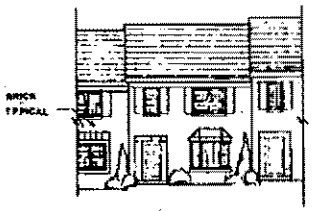
SITE SECTION (B)



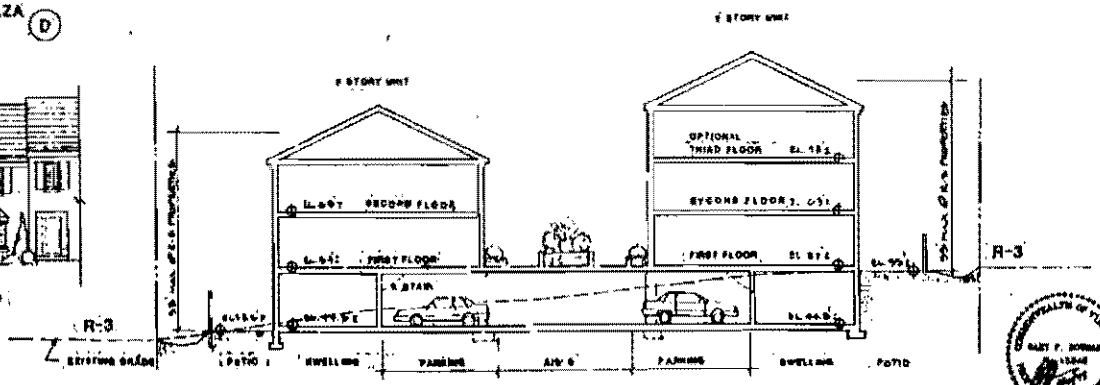
SECTION OF GARAGE/PLAZA AT ADJACENT PROPERTY (D)



PARKING LEVEL PLAN
FOR ILLUSTRATIVE PURPOSES ONLY



ELEVATION 2 STORY UNITS



SITE SECTION (C)

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MADISON LANE
MASON / FAIRFAX COUNTY, VIRGINIA
SITE SECTIONS / ELEVATIONS

2 3

A 2/11

1002-D-ZP-003

AL NOTES

(DEVELOPER OF THE PROPERTY DESIGNATED
PLAT (B)
EL L.L.C.
ANDERS AVE.
ARON, VA 22031

y information taken from existing records
s not constitute a field run survey.

phic data has been compiled and
sted from Fairfax County topographic
tion.

on has been prepared without the benefit
tle report and does not therefore
rily indicate all encumbrances on the
y.

s possesses no significant natural
s.

posed development offers unique design
s, including two enclosed parking. The
landscaped pedestrian courts between
of townhomes provide community passive
ion areas, giving each individual group
through its own unique identity. All
open space shall be maintained to the
homeowners association.

ements of developed recreational facilities shall
held on site

s to be shared Two single,

elopment schedule is dependent upon
County plan processing and required
approvals.

posed development will conform to the
ions of all applicable ordinances,
ions and accepted standards with the
ion of the waivers noted herein.

perty delineated hereon is located on Tax Map 81-4-((1)) - Parcels 14, 11, 16, 18,
30, & 81-4-((4)) Parcels 31-43 and a portion of Madison Lane to be vacated.

ture drainage improvements are adequate to accommodate this
ment.

s on existing utility easements having a width of 25 feet more.

on flood plain or Resource Protection Area on this site

pose of this plan is to amend the previously approved final
opment Plan (FDP 86-M-077)

TABULATIONS (ORIGINAL FDP & RZ)

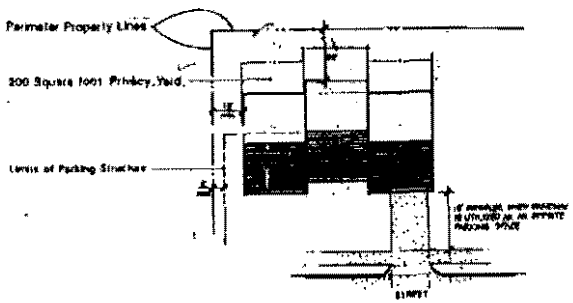
- Site area:
  - a. Individual Lots — 9 296,515 — 68.07 AC
  - b. Median Land Abandonment — 6 836 SF — 10.14 AC
  - c. Total site area: — 9 303,351 SF — 78.21 AC
  - d. Median Land R/W dedication — 4 442 SF — 0.10 AC
  - Net site area — 2 834 SF — 0.06 AC
- Open space
  - a. Required (25% x 4.34 AC) — 1.09 AC
  - b. Provided (min. 35%) — 58 %
- Maximum density
  - a. Permitted — 20 DU/AC = 136 Units (16 DU/0.80 AC)
  - b. Proposed — 18.8 DU/AC
- Proposed Building Height
  - Adjacent/directly across from existing C-8 and R-20 zoning districts and the fire station — Max. 40'
  - Against all other zoning districts — Max. 35'
- Min. district size
  - Required — Min. 5 Acres
  - Provided — 6.82 Acres
- Min. Yards at Peripheral Lot Lines (Conventional Zoning Districts R-20)
  - Front — 34 ABP; Min. 40'
  - Side — 15 ABP; Min. 15'
  - Rear — 18 ABP; Min. 30'

PARKING REGULATIONS (ORIGINAL FDP & RZ)

- Required: (2.3 spaces/unit: 136 units x 2.3) — 313 spaces
- Provided: — 319 spaces

- all required parking provided in the parking structure with the exception of the garage units which provide either 1 space in the driveway and 1 space in the private garage, or 2 spaces in the garage. Required visitor parking is provided either in the parking structure or on the surface.

TYPICAL UNIT RELATIONSHIP TO PERIMETER PROPERTY LINES



WAIVERS (These waivers were approved with the Board action (dated 10/23/97) which adopted RZ 86-M-077)

Modification of the transitional screening yards and barriers are requested along the following property lines as follows:

1) Across Out Parcel
   a) South Property Line
      - A modification of the barrier is requested.
      - side yard building setback 70'
      - rear yard building setback 50'
      - plantings will be provided in conformance with Transitional Yard 1 requirements outside the privacy walls.
      - Privacy walls/fences are proposed in lieu of a single barrier.
   b) North Property Line
      - A modification of the barrier is requested.
      - side yard building setback 50'
      - rear yard building setback 30'
      - plantings will be provided in conformance with Transitional Yard 1 requirements outside the privacy walls.
      - Privacy walls/fences are proposed in lieu of a single barrier.
2) Across parcel along the south property line of the proposed development.
   a) South Property Line
      - A modification of the width of the screening yard and a modification of the barrier is requested.
      - side yard building setback 35'
      - rear yard building setback 15'
      - Plantings will be provided in conformance with Transitional Yard 1 requirements outside the privacy walls.
      - Privacy walls/fences are proposed in lieu of a single barrier.
3) North side of Columbia Pike, east of proposed Madison Lane (Residential).
   a) A modification of the screening yard in the plantings shown on the CDP/FDP and a modification of the barrier is required.
   - 30' building setback is provided
   - Planting is not continuous due to the requirements for storm water management. The screening is required due to the existing single family houses across Columbia Pike. The distance between the closest single family house and the proposed townhouse is approximately 135'.
   - Privacy walls/fences are proposed in lieu of a single barrier.
4) The screening shown on the CDP/FDP will not provide until such time the adjacent properties are rezoned to a compatible use. At such time, the plantings shown on the CDP/FDP will be 2' "up" be required.
5) A waiver of the service drive requirement is requested along the north side of Columbia Pike, east of proposed Madison Lane (Residential).

TABULATIONS (NEW PARTIAL FCA/FDPA)

- Site Area
  - Area 1 — 98,493 sf = 2.260 Acres
  - Area 2 — 35,543 sf = 1.265 Acres
  - Madison Lane R/W vacation — 6,311 sf = 0.14 Acres
  - Total Site Area — 133,839 sf = 3.186 Acres
- Open Space
  - Required (15% x 133,839) — 20,076 sf = 1.24 Acres
  - Provided (44% 3.186) — 54,000 sf = 1.24 Acres
- Maximum Density
  - Permitted (20 DU/Ac) — 70 Units
  - Proposed (18.9 DU/Ac) — 60 Units
- Maximum Building Height
  - Adjacent/Directly across from existing C-8 and R-20 Zoning Districts and the Fire Station — Max. 40'
  - Against all other Zoning Districts — Max. 35'
- Minimum District Size
  - Required — Min. 5 Acres
  - Provided — 3.86 Acres
- Minimum yards at Peripheral Lot Lines (Conventional Zoning Districts R-20)
  - Front — 15' ABP; Min 5'
  - Side — 15' ABP; Min 15'
  - Rear — 30' ABP; Min 30'

PARKING REGULATIONS (PARTIAL FCA)

- Required (2.3 spaces/unit) — 151 spaces
- Provided — 170 spaces

NOTE: 3 spaces to be credited toward Retail Parcel

NOTE: A waiver of the privacy yard requirement is requested with this application

NOTE: Open space requirement to be satisfied for entire project. Sections may not individually meet open space requirement individually

P:\MADISON\TABULATIONS.doc

SITE TABULATIONS (COMMON BOUNDARY RZ/ MADISON LANE FDP)

S.E. AREA	98,493 SF
R/W VACATION AREA	6,311 SF
TOTAL SITE AREA	104,804 SF = 4.06 AC
PROPOSED UNITS	74
PROPOSED DENSITY	18.2
MAXIMUM ALLOWABLE DENSITY	20 DU/AC
PROPOSED OPEN SPACE	55,000 SF
OPEN SPACE OVER OVER LINE	53,697 SF

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MADISON LANE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES · A1 · TABULATIONS

3 0

A-2146

1002-D-ZP-003

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, MFG 21 - Madison Lane Ltd. LLC, requests approval to amend the proffers and Conceptual/Final Development Plan accepted with RZ 88-M-077 and FDP 88-M-077 to permit a redesign of the development which would allow for the incorporation of additional land area. RZ 1999-MA-014 is a request to rezone 0.38 acres of land from the R-3 District to the PDH-20 District and to incorporate that land into the surrounding development. In the combined property, seven additional single family attached units are proposed. The number of units on this portion of the development will be increased from 67 units to 74 units at an overall density of 18.295 du/ac.

WAIVERS AND MODIFICATIONS

- Reaffirmation of the modification of the transitional screening requirements and barrier requirements granted with RZ 88-M-077, as shown on the CDPA/FDPA.
- Reaffirmation of the waiver of the service drive requirement along Columbia Pike northeast of realigned Madison Lane, as granted with RZ 88-M-077.
- Waiver of the minimum district size. (RZ 1999-MA-014)
- Waiver of the 200 square foot privacy yard (PCA 88-M-077-2 and RZ 1999-MA-014)

LOCATION AND CHARACTER

Site Description:

PCA 88-M-077-2

The subject property is a 3.53 acre portion of the property rezoned with RZ 88-M-077 located on both sides of Madison Lane at the intersection with Columbia Pike. The northwestern portion of the property along Columbia Pike has been developed with townhomes. The southeastern portion of the property is undeveloped. The property is zoned PDH-20 and HC.

RZ 1999-MA-014

The subject property is a 0.38 acre site located on the east side of Madison Lane that is surrounded on three sides by the townhouse development approved with RZ 88-M-077. The property is undeveloped, with scrub growth on the western portion of the site.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Single family residential across Columbia Pike and Baileys Crossroads Volunteer Fire Dept.	R-3 C-2	Residential, 2-3 du/ac Public, Governmental and Institutional Uses
South	Single family attached residential	R-20	Residential, 12-16 du/ac
East	Multi-family residential	R-20	Residential, 16-20 du/ac
West	Remainder of approved single family attached residential development (RZ 88-M-077)	PDH-20	Residential, 8-12 du/ac

BACKGROUND

On October 23, 1989, the Board of Supervisors approved RZ 88-M-077 to rezone 6.96 acres to the PDH-20 District to permit development of 118 townhouse units at a density of 16.9 du/ac. The Final Development Plan was approved by the Planning Commission on July 26, 1989. (Parcel 61-4 ((1)) 17, which is the subject of this rezoning application, was not included in the approved development.) Copies of the approved CDP/FDP and accepted proffers are included in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area I

Planning Sector: Glasgow Community Planning Sector (B4) of the Baileys Planning District

Plan Map: Residential, 8-12 du/ac

The Plan specifically states as follows:

"3. The area south of Columbia Pike opposite its intersection with Blair Road is planned for residential use at 8-12 dwelling units per acre as shown on the Plan map. As an option, properties along Madison Lane may develop at a residential density of 16-20 dwelling units per acre if the following conditions are met:

- Coordinated development of enough of the property (75% or more of the land area) to ensure a well designed layout despite any omitted parcels;
- Residential development of Parcel 61-4((37))1 as an integral part of the overall residential project;
- Realignment of Madison Lane so that it intersects Columbia Pike directly across from Blair Road. See Figure 92;
- Reservation of adequate right-of-way to allow the connection of a service drive from the west to the realigned intersection...;
- Achievement of a high quality of landscaping, design and construction that is compatible with the development to the south;
- Provision of adequate setbacks and buffering to permit sufficient noise attenuation and avoid adverse visual impacts; and
- If omitted parcels are small or awkwardly configured, the appropriate density for these parcels if they are developed with surface parking will normally be the low end of the density range shown on the Plan map (8-12 dwelling units per acre)."

ANALYSIS

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

Title of CDPA/FDPA: "Partial Conceptual/Final Development Plan Amendment, Madison Lane"

Prepared By: Bowman Consulting Group

Original and Revision Dates: May 1997 as revised through June 10, 1999

CDPA/FDPA Description:

The combined CDPA/FDPA consists of three sheets. Sheet one depicts the proposed redesign of the portion of the approved rezoning located east of realigned Madison Lane, including Parcel 17, which is being incorporated into the overall development. The design depicts a maximum of 74 single-family attached units in 14 strings of units. Three rows of units run parallel to Madison

Lane. Two rows will have frontage on a linear community open space with garage access at the rear of the units. The third row will have frontage on Madison Lane with garage access at the rear of the units. The portion of the property closest to Columbia Pike has already been constructed and includes 14 units with underground parking. Ten units will be located directly south of the Baileys Crossroads Volunteer Fire Department. Access to the units will be off an internal roadway system which connects to Madison Lane. Approximately 35% of the site will remain as open space. A stormwater management pond is depicted in the northeast corner of the site. Sheet 2 depicts cross sections through the development and Sheet 3 contains notes and tabulations. The arrangement of the units proposed with PCA 88-M-077-2 has been revised, but the number of units has not increased from the number approved with the original rezoning. Seven additional units are proposed with RZ 1999-MA-014; however, because units are proposed over zoning boundaries, RZ 1999-MA-014 cannot be developed independently of PCA 88-M-077-2, nor can the density stand alone.

Transportation Analysis (Appendix 7)

No transportation issues were identified with these applications.

Environmental Analysis (Appendix 8)

No environmental issues were identified with these applications.

Public Facilities Analysis (Appendices 9-13)

Department of Public Works (Appendix 9)

The subject property is located in the Cameron Run (I3) watershed and will be sewered into the Alexandria Treatment Plant. An existing 8 inch pipeline located in an easement approximately on the subject property is adequate for the proposed development at this time.

Fairfax County Water Authority (Appendix 10)

Adequate water is available to the subject site from existing 6 and 8 inch mains located at the property.

Fairfax County Schools Comments (Appendix 11)

The proposed development is expected to generate an approximate total of 22 students, including 13 at the elementary level, 3 at the intermediate level and 6 at the high school level. It is noted in the report that Belvedere Elementary and Glasgow Intermediate schools will be over capacity for the 1999-2000 school year, and are expected to continue to remain so for the foreseeable future.

Fire and Rescue Services (Appendix 12)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #10, Baileys Crossroads. The property currently meets fire protection guidelines.

Fairfax County Park Authority Comments (Appendix 13)

The development is anticipated to add 86 residents to the current population of Mason District. 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 is $38,200. The applicant has not addressed this issue.

Land Use Analysis (Appendix 6)

The application proposes to consolidate a previously unconsolidated parcel and to integrate the land area into the previously approved development. The application is consistent with the use and intensity recommendations of the Comprehensive Plan.

Issue: Landscaping

The Plan specifically recommends that the development have high quality landscaping and design. The open space that lies between the eastern two rows of townhouses is a design amenity but a detailed landscaping plan would be helpful. There are some places that shade trees or ornamental trees could be added to increase the landscaping quality of the project.

Resolution:

A proposed development condition requires the provision of a detailed landscape plan for the review of the Urban Forestry Branch at the time of site plan review. With incorporation of the proposed condition, staff believes this issue will be resolved.

Issue: Pedestrian Circulation

A pedestrian path should be provided from the northernmost tier of units east of Madison Lane to the children's play area.

Resolution:

Pedestrian paths and sidewalks are provided throughout the development. Access to the open space areas is available to all residents of the area.

Residential Density Criteria

The Comprehensive Plan recommends a density of 8-12 du/ac with an option for the properties along Madison Lane of 16-20 du/ac with satisfaction of several conditions. At an overall density of 18.295 du/ac, the application is close to the high end of the Plan recommendation. As such, the proposal should satisfy three-quarters (75%) of the applicable Residential Density Criteria specified in the Policy Plan adopted August 6, 1990, amended April 8, 1991. Staff's evaluation of these criteria is as follows:

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 proposed proffer condition amendment and rezoning will consolidate a previously unconsolidated parcel. The design has been reconfigured to include this parcel as part of the overall development. The design includes units with garage access to the rear which allows for front facades along Madison Lane and front facades along the linear community open space proposed for the length of the development. Pedestrian sidewalks have been provided throughout the development and additional visitor parking has been provided as requested by the residents of the previously constructed portion of the development. Staff believes this criterion has been satisfied.

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. **(NOT APPLICABLE)**

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. **(HALF CREDIT)**

The design depicts an open linear community play area with gazebos and pedestrian pathways between two of the proposed rows of townhouses. A children's play area has been constructed with the units located adjacent to Columbia Pike; however, the space is surfaced with concrete and does not function well as a play area; additional credit would be merited if the design of this space was amended to increase its value as an amenity. No additional recreational facilities are depicted with this portion of the development. A proffer commitment provides for a contribution of $955 per unit for the seven units proposed with the rezoning application and $300 per unit for the previously approved units in accordance with the Zoning Ordinance. Staff believes this criterion has been satisfied.

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. **(NOT APPLICABLE)**

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)**

The rezoning application 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 Board of Supervisors has established a policy that 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 exceeds 60% of the base limit of the Plan range of 16-20 du/ac; therefore, a contribution equal to one percent of the projected sales price of the proposed units is appropriate. The draft proffers include a one percent contribution to the Housing Trust Fund; therefore, this criterion has been addressed.

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. **(FULL CREDIT)**

Parcel 17 was not included with the proposed development with the rezoning in 1989. Inclusion of this parcel resolves issues related to access, use and possible development. Staff believes this criterion has been satisfied with this application.

SUMMARY:

The applicant has satisfied 3.5 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 (Appendix 14)

It was determined with the original rezoning application that the proposal now included with PCA 88-M-077-2 met the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans. The requested rezoning of the 0.38 acre site to the PDH-20 District must also comply with these regulations.

Article 6

Sect. 6-101. Purpose and Intent: This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units. The rezoning application proposes to incorporate a previously unconsolidated lot into the approved townhouse development which surrounds it and the PCA application proposes to redesign a portion of the approved development to incorporate the additional land area and the units into the overall design. If approved, the density for this portion of the development will be 18.295 du/ac, and the density for the entire development will be 17.0 du/ac which is only slightly higher than the original density of 16.9 du/ac originally approved for the development. The new design provides for a linear community open space area which is more functional than the two smaller spaces originally approved. Additional surface guest parking has also been provided in response to concerns voiced by the residents of the townhouses that have already been constructed as part of this development.

Sect. 6-107 (Par. 1) Minimum District Size: This section states that a minimum of two (2) acres is required for approval of a PDH District. The application includes a request for a waiver of the minimum district size in order to incorporate the 0.38 acre subject property into the townhouse development which surrounds it on three sides. With approval of the requested waiver staff believes this standard will be satisfied.

Sect. 6-107 (Par. 2) Minimum Lot Area: There is no specific requirement for a minimum lot size in a "P" District; however, on each single family attached dwelling unit lot, a privacy yard having a minimum area of 200 square feet must be provided. The application includes a request for a waiver of the minimum 200 square foot privacy yards for the proposed townhouse units in the southeastern portion of the project. The applicant has stated that the waiver is being requested to permit rear garage access to the units. Units adjacent to Madison Lane will have the front facades along Madison Lane and the units to the east will have front facades along the proposed linear community open space. If the requested waiver is granted, this standard will be satisfied.

Sect. 6-109. Maximum Density: The maximum density for the PDH-20 District is 20 dwelling units per acre (du/ac). The proposed overall density of the combined PCA/RZ is 18.295 du/ac, which is below the maximum density of 20 du/ac. Therefore, this standard has been satisfied.

Sect. 6-110. Open Space: Par. 1 requires a minimum of 35% open space for a PDH-20 District. Par. 2 requires recreational facilities be provided in the amount of $955/unit. The applications propose to provide 35% of the overall site in open

space. This is a decrease from the originally approved plan which included 48% open space; however, the redesigned plan allows for a more functional open space area in the linear community open space area located between two of the rows of townhouses. The proffered commitments of $300 per unit for recreational facilities have been reaffirmed with the PCA and the rezoning application includes a proffer commitment to provide $955 per unit for the new units. Staff believes this standard has been satisfied.

Article 16. Sections 16-101 and 16-102

Sect. 16-101 General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. The 0.38 acre property is located in the Glasgow Community Planning Sector in the Baileys Planning District in Area I. The Comprehensive Plan states that this area is planned for residential development at 8-12 dwelling units per acre with an option for development at 16-20 du/ac with several conditions. The applicant proposes to develop this portion of the property with 74 single family attached units at a density of 18.295 du/ac. Staff believes that the site specific development conditions included in the Plan language in order to develop at the higher density were addressed with the original rezoning of RZ 88-M-077, of which this will be a part; and this standard has been satisfied with the PCA and rezoning.

Par. 2 requires that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The proposal will consolidate an outparcel previously omitted with the original rezoning which will allow this property to be developed to its full potential. The proposed design includes commitments for contributions for recreational facilities that would not normally be included with a conventional zoning district. The design also incorporates the use of rear loading units which allows front facades along Madison Lane without requiring access along the road and along the linear community open space. In staff's opinion, the proposed development provides the high quality level of design expected with a "P" District; therefore, staff believes this standard has been satisfied.

Par. 3 requires protection and preservation of scenic assets. The property is undeveloped and covered with scrub vegetation. In staff's opinion, this standard is not applicable due to the intensity of the Plan recommendation for this area.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. The proposed rezoning will consolidate an infill parcel into an approved development which will allow the property to be developed to its full potential, and the proffer condition amendment will allow for a redesign of a portion of the development which

incorporates the additional land area as part of the overall development. Staff believes this standard has been satisfied.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. As stated above, adequate facilities and roadways are available to the site. Staff believes this standard has been satisfied.

Par. 6 requires that coordinated linkages among internal facilities and services as well as connections to major external facilities and services be provided. The CDP/FDP shows a pedestrian sidewalk system throughout the proposed development and through the proposed open space. The infill parcel has been incorporated into the overall design with the project redesign. Staff believes this standard has been satisfied.

Sect. 16-102 Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance, the most comparable conventional district is the R-20 District. For single family attached units the front yard is controlled by a 15 degree angle of bulk plane but shall not be less than 5 feet. The side yard is controlled by a 15 degree angle of bulk plane but shall not be less than 10 feet and the rear yard is controlled by a 30 degree angle of bulk plane but shall not be less than 20 feet. The minimum setback requirements from peripheral lot lines have been met.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. The applicant has requested a waiver of the 200 square foot minimum privacy yard for single family attached units to permit development of units with garage access to the rear. With approval of the requested waiver this application will satisfy all applicable Zoning Ordinance provisions.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. This standard will be addressed at the time of site plan review.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. A sidewalk system is provided throughout the development and the open space. Proffer commitments state that recreational facilities shall be provided in accordance with the requirements of the Zoning Ordinance. Staff believes this standard has been satisfied.

Waivers/Modifications

Waiver of the Minimum District Size

The applicant has requested a waiver of the minimum district size of two acres for a "P" district in order to consolidate the 0.38 acre parcel, which is surrounded on three sides by the approved development, into the overall development. Staff supports the requested waiver in favor of the consolidation of the undeveloped lot into the development which will have an overall area of 4.06 acres (only 3.53 acres are subject to these applications).

Waiver of the 200 square-foot privacy yard for single family attached units

The applicant has requested a waiver of the 200 square-foot minimum privacy yard requirement for the units proposed in the southeastern portion of the development in order to allow units with garage access to the rear. This will allow for front facades along Madison Lane without access along this roadway and will allow for front facades along the linear community open space. The proposed development will include 35% of the property in open space that is functional and easily accessible to the residents of the community. Therefore, in staff's evaluation, a waiver of the 200 square-foot minimum privacy yard is appropriate for this development.

Reaffirmation of modifications of the Transitional Screening and Barrier Requirements

Modifications of the transitional screening requirement and barrier requirement along the northern property boundary adjacent to Columbia Pike were granted with the approval or RZ 88-M-077 in favor of the landscape plantings shown on the CDP/FDP. The proposed plantings have been included on the CDPA/FDPA; therefore, staff continues to believe the requested modifications are appropriate with this application.

Reaffirmation of the waiver of the service drive requirement along Columbia Pike, northeast of realigned Madison Lane

A waiver of the service drive requirement along Columbia Pike, northeast of realigned Madison Lane was granted with RZ 88-M-077. The Department of Transportation does not object to the reaffirmation of the waiver of the service drive to the northeast as requested.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The rezoning application proposes to add 0.38 acres and 7 additional units to overall the townhouse development approved with RZ 88-M-077. The proffer condition amendment proposes to redesign a portion of the development approved with RZ 88-M-077 to accommodate this additional land area. The proposed density of the rezoning application and the proffer condition amendment averages out to a density of 18.295 du/ac for this portion of the development and 17.0 du/ac for the entire development. In staff's evaluation, the proposed rezoning and proffer condition amendment applications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 88-M-077-2 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of FDPA 88-M-077-2 subject to the proposed development conditions in Appendix 2.

Staff recommends approval of RZ 1999-MA-014 subject to the execution of the draft proffers contained in Appendix 1.

Staff recommends approval of FDP 1999-MA-014 subject to the proposed development conditions contained in Appendix 2.

Staff recommends a waiver of the 200 square foot privacy yard requirement for single family attached units for PCA 88-M-077-2 and RZ 1999-MA-014.

Staff recommends a reaffirmation of the modification of the transitional screening requirements and barrier requirements granted with RZ 88-M-077, as shown on the CDP/FDP.

Staff recommends a reaffirmation of the waiver of the service drive requirement along Columbia Pike, northeast of realigned Madison Lane, granted with RZ 88-M-077.

Staff recommends approval of a waiver of the minimum district size for RZ 1999-MA-014.

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. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Copy of the approved CDP/FDP and proffers for RZ 88-M-077
6. Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. Sanitary Sewer Analysis
10. Water Authority Analysis
11. Public Schools Analysis
12. Fire and Rescue Service Analysis
13. Park Authority Analysis
14. Applicable Zoning Ordinance Provisions
15. Glossary of Terms

APPENDIX 1

PROFFERS

RZ 1999-MA-014
PCA 88-M-077

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 edition as amended, MFG 21-Madison Lane Limited Liability Company, their successors and assigns and owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant"), in RZ 1999-MA-014 and PCA 88-M-077 filed for property identified on Fairfax County tax map as 61-4 ((1)) Parcel 17 (hereinafter referred to as the "Rezoning Property") and 61-4 ((1)) 14-16, 18-20; 61-4 ((42)) 52-67, C; and a portion of Madison Lane right-of-way (hereinafter referred to as the "PCA Property") agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Rezoning Property from the R-3 District to the PDH-20 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for single-family attached dwelling units and amendments to the proffers as approved with RZ 88-M-077 dated October 9, 1989 which shall be reaffirmed in part and incorporated into this proffer statement.

RZ 1999-MA-014

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP)

   a. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Rezoning Property shall be in substantial conformance with the CDP/FDP, prepared by Bowman Consulting Group, Ltd. dated May 1997 as revised through May 17, 1999. The CDP shall constitute the entire plan relative to the points of access, total number of units, the general location of residential lots, common open space areas and landscaping.

   b. Development of the Rezoning Property shall be in substantial conformance with the proffers as approved in RZ 88-M-077 dated October 9, 1989 as set forth in paragraphs 2 through 14 and 17 through 19 as applicable and as determined by DPWES and DPZ.

   c. Development of the Rezoning Property shall be in conjunction with development of the PCA Property.

2. RECREATION

   a. Prior to the issuance of the 1st Residential Use Permit (RUP) on the Rezoning Property, the Applicant shall contribute $955.00 per residential unit on the Rezoning Property to the homeowners association for recreational improvements on the Rezoning Property and the PCA Property.

3. HOUSING TRUST FUND

a. Prior to approval of a site plan for the units on the Rezoning Property, the Applicant shall contribute 1% of the aggregate sales price of all units on the Rezoning Property to the Fairfax County Housing and Redevelopment Authority for low to moderate income housing in Fairfax County.

PCA 88-M-077

The Applicant hereby reaffirms the proffers dated October 9, 1989 as approved in RZ 88-M-077 which are attached hereto and incorporated herein subject to the following amendments:

Revise paragraph 1 to read:

1. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of the PCA Property shall be in substantial conformance with the CDP/FDP, prepared by Bowman Consulting Group, Ltd. dated May 1997 as revised through May 17, 1999. The CDP shall constitute the entire plan relative to the points of access, total number of units, the general location of residential lots, common open space areas and landscaping.

APPLICANT/OWNER

MFG 21-MADISON LANE LIMITED LIABILITY COMPANY

By: _____

Name: _____

Title: _____

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

OCT 1 1989

ZONING EVALUATION DIVISION

PROFFERS
RZ 88-M-077
October 9, 1989

Pursuant to Section 15.1-491 et seq., of the Code of Virginia, 1950, as amended, that, in the event the Board of Supervisors of Fairfax County shall approve the rezoning application to the PDH-20 District, development of the property shall be subject to the following terms and conditions:

1. The subject property shall be developed in conformance with the Conceptual Development Plan (CDP) dated September 26, 1989 and the Final Development Plan (FDP) dated July 17, 1989 for 118 units or the Conceptual Development Plan (CDP) dated September 26, 1989, Alternate A, for 114 units pursuant to Proffer 7 (xii) as prepared by Patton, Harris, Rust and Associates, P.C.

2. If required by DEM at time of Site Plan, a geotechnical engineering study will be submitted to DEM for review and approval. A drainage study addressing surface water runoff and soil related problems on the property shall be submitted at time of site plan submission, if requested by DEM. Applicant will implement the recommendations of these studies as required by DEM.

3. Stormwater management facilities for the development shall provide a reduction in the post developed peak flow equal to 50 percent of the pre-developed peak flow for the two year storm as measured immediately down stream of the on-site storm water management facilities. The storm water management facilities shall be designed as detention facilities. If the storm water detention pond is maintained by the Department of Public Works, the applicant will provide an access/maintenance easement to Fairfax County.

If the pond is to be a wet pond or if the pond will not be maintained by the Department of Public Works, it will be maintained by the future Homeowner's Association, and, if so, a reserve fund shall be established by the applicant at time of transferral of the Homeowner's Association to homeowner control for the initial maintenance of the stormwater management facilities for a period of ten (10) years. The amount of the fund shall be subject to the review and approval of DEM and the County attorney. Said facilities shall be designed using sound engineering practices by a registered professional engineer, generally as shown on the referenced CDP and FDP, subject to approval by DEM. All storm water management activities shall be coordinated with the storm drainage branch of the Department of Public Works.

4. In order to protect nearby streams and storm sewers from excessive erosion and sedimentation, sediment detention basins or traps and/or 100 percent oversized siltation fencing shall be provided during all grading and construction activities as determined by DEM. Such measures shall achieve sediment trappings of at least 80 percent and shall be designed in accordance with the methods recommended by the Virginia Soils Conservation Commission in the 1980 Virginia Erosion and Sedimentation Handbook. All such activities shall be subject to the approval of DEM at time of site plan.

5. For those residential units impacted by highway noise from Columbia Pike, the following noise mitigation measure shall be implemented to the satisfaction of DEM:

A. In order to achieve a maximum interior noise level of 45 dBA Ldn, all units within 200 feet from the existing centerline of Columbia

shall be constructed utilizing the following measures:

i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

ii. Doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If windows constitute more than 20% of any facade they shall have the STC specified for exterior walls.

iii. Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by the American Society for Testing and Materials.

B. In order to achieve a maximum exterior noise level of 65 dBA Ldn, all outdoor recreation areas within 200 feet from the centerline of Columbia Pike, shall provide noise attenuation measures such as acoustical fencing, walls, earthen berms and/or combinations thereof.

In order to achieve a maximum exterior noise level of 65 dBA Ldn, all privacy yards within 200 feet from the centerline of Columbia Pike, shall provide noise attenuation measures such as acoustical fencing, walls, earthen berms and/or combinations thereof. The acoustical treatment shall enclose the privacy yards.

Acoustical fencing or walls used shall be architecturally "solid" from the ground up (i.e., board on board fences). The structure employed shall be of sufficient height to adequately shield the impacted area from the source of the noise.

6. Seven (7) foot high brick privacy walls shall be provided at the homes with rear yards parallel to existing Madison Lane, adjacent to the fire station accessway, as shown on the referenced CDP and FDP to provide a visual and acoustical barrier between the proposed homes and the fire station. This wall shall be supplemented with evergreen plantings, to be planted at a minimum of 6 feet in height in the general location shown on the

CDP and FDP to provide further visual screening from the upper stories of the units.

7. The right-of-way dedicated in conjunction with these proffers, shall be conveyed to the Board of Supervisors in fee simple and shall be subject to the provisions of Section 2-308, Paragraph 5, of the Zoning Ordinance and all density/intensity of use attributable to all land areas dedicated in fee simple pursuant to these proffers is hereby reserved to the residue of subject property. The right-of-way shall be dedicated and conveyed either on demand by VDOT or the Board of Supervisors or at time of final site plan approval.

The applicant shall provide for:

i. dedication, subject to availability of off-site right-of-way (see Paragraph ii below), of a right-of-way of 52 feet for realigned Madison Lane as shown on the referenced CDP and FDP, and a right-of-way of 26 feet from centerline for existing Madison Lane, with the exception of that portion of Madison Lane to be vacated.

ii. construction of Madison Lane along the subject property's frontage to VDOT standards, with a 38 foot pavement section, face of curb to face of curb. Madison Lane shall be realigned to intersect with Columbia Pike directly across from existing Blair Road. Modifications to the intersection geometrics shall be provided, if required by VDOT subject to the availability of off-site right-of-way.

Subject to the availability of off-site construction easements, driveway access from Madison Lane shall be provided to the outparcel (Tax Map 61-4 ((1)) Parcel 17), on the east side of Madison Lane. An ingress/egress easement as shown on the referenced CDP and FDP shall be provided to the outparcel property line to provide for future access to the outparcel. At such time that this easement is used, the landscaping within the easement shall be removed.

Applicant shall make every effort to acquire the off-site right-of-way if necessary to construct these improvements. If said right-of-way is unavailable, the Applicant shall request the Fairfax County Board of Supervisors to acquire said right-of-way through the power of eminent domain. All [illegible] shall be borne by the Applicant.

Applicant agrees to obtain an independent appraisal of the off-site right-of-way necessary for the aforementioned improvements (in 7 (i) and 7(ii)). No less than thirty days prior to submitting an application for site plan approval for the proposed roadway improvement Applicant shall make a written offer of said appraised value to the owner of the affected property for the purchase of said right-of-way.

If the owner of said property has not accepted Applicant's offer within thirty days, Applicant shall submit a plat of right-of-way to the Board of Supervisors and request con-

demnation of same.

(iii) construction of a right-turn deceleration lane to VDOT standards on Columbia Pike at its intersection with realigned Madison Lane.

(iv) construction of a left-turn deceleration lane to VDOT standards on Columbia Pike at its intersection with realigned Madison Lane.

(v) modifications to the existing signal at the intersection of Blair Road and Columbia Pike to accommodate the realigned Madison Lane (and the emergency signal control by the fire station), as determined by VDOT.

(vi) construction of a service drive to VDOT standards along the subject property's frontage on Columbia Pike to the southwest to connect to the existing service drive.

(vii) vacation of Madison Lane as generally shown on the referenced CDP and FDP and the Rezoning Plat from the intersection of existing Madison Lane with realigned Madison Lane to the northern end of Tax Map Parcel 20. If the vacation of Madison Lane is not approved, the development will proceed in accordance with CDP Alternate "A" with accompanying reduction of dwelling units to 114.

8. The future Homeowner's Association shall maintain water, sewer and gas service lines if located within the garage structures from the end

of the publicly owned service on the site to the point of intersection with individual unit service lines. Applicant shall design, locate, and construct these services to be as accessible as possible if located within the garage structure.

9. All common open space shall be dedicated to the future Homeowner's Association.

10. The townhouses shall be constructed primarily of brick veneer on all elevations with the exception of the occasional use of siding and stone. The use of siding and stone will not exceed 15 percent of the total. A typical unit is based on a unit size of 20' x 36'. The minimum average townhouse unit size will be 1,700 square feet of gross floor area, excluding garage. Parking shall be a mixture of surface, partially underground and garage in accordance with the CDP dated October 1988, as revised through September 26, 1989 and the FDP dated July 17, 1989.

11. Applicant shall construct four (4) children's play areas (tot lots) in the general locations shown on the referenced CDP and FDP. Applicant shall satisfy the active recreation component of the application in the area designated on the referenced CDP and FDP. The cost of the chosen option shall amount to a minimum of $300 per residential unit. Applicant shall construct a multi-purpose court with the landscaping as shown on the CDP and FDP, and the four (4) children's play areas, (tot lots).

12. All one car garage units shall have a driveway a minimum of twenty (20) feet in length measured from the edge of the building to the closest edge of sidewalk or street.

13. Garages may not be converted into living space or to any other use

than for the parking of vehicles. A covenant setting forth this use restriction shall be recorded among the Fairfax County land records prior to the sale of any lot. The covenants shall run to the benefit of the homeowner's association and to Fairfax County and shall be approved prior to recordation by the County Attorney. Each deed of conveyance to initial purchasers of lots shall expressly contain this use restriction and prospective purchasers shall be advised of this use restriction prior to entering any contracts of sale.

14. Landscaping shall be provided generally in the locations shown on the referenced CDP and FDP. Actual locations, layouts, and types of vegetation shall be determined pursuant to a Landscape Plan to be submitted for review and approval by the County Arborist at the time of final site plan.

15. Applicant shall contribute $1,300 per unit to the Fairfax County Housing Trust Fund to provide, for example, affordable housing and group home facilities for the mentally disabled citizens served by the Communities Services Board or other purposes appropriate for the Housing Trust Fund. Payment shall be made in the following fashion: (1) $100 per unit upon subdivision plan approval for recordation; (2) $1,200 per unit paid upon issuance of occupancy permits per unit.

16. Applicant shall contribute $300 per unit to the Fairfax County Park Authority to be utilized to finance, construct, or renovate public recreational, athletic or other leisure-time facilities that will benenfit the residents in the Mason District. These funds will be contributed at the time of recordation for the entire project or at the time of

recorded.

17. The applicant shall ensure that well yields on neighboring properties are not negatively impacted by the development of the subject property. The applicant will, at its sole expense, make well inspections prior to development of the property, during construction and after completion of construction, and shall make results available to the adjacent land owners and the County Health Department. This condition shall apply to three (3) neighboring parcels: Tax Map 61-4 ((1)) parcels 10, 11 and 17. Inspection shall be made with the permission of the respective property owners, only.
In the event that the County Health Department determines that off-site domestic wells fail or are unusable due to decrease of infiltration or contamination related to the development of the application property, the applicant shall take corrective action to resolve the off-site well problem, including repair of the affected well(s), redrilling of affected well(s), connection to a public water supply or other such remedy that is appropriate to the character and extent of the well failure(s). The Applicant shall determine the most appropriate remedy of corrective action, subject to approval by the County Health Department.

18. The Environmental Health Division of the Health Department shall be notified prior to the abandonment or closure of any well on the subject property.

19. Each reference to "applicant" in this proffer shall include within its meaning, and shall be binding upon, applicant's successor(s) in interest and/or the developer(s) of the site or any portion thereof.

recorded.

17. The applicant shall ensure that well yields on neighboring properties are not negatively impacted by the development of the subject property. The applicant will, at its sole expense, make well inspections prior to development of the property, during construction and after completion of construction, and shall make results available to the adjacent land owners and the County Health Department. This condition shall apply to three (3) neighboring parcels: Tax Map 61-4 ((1)) parcels 10, 11 and 17. Inspection shall be made with the permission of the respective property owners, only.
In the event that the County Health Department determines that off-site domestic wells fail or are unusable due to decrease of infiltration or contamination related to the development of the application property, the applicant shall take corrective action to resolve the off-site well problem, including repair of the affected well(s), redrilling of affected well(s), connection to a public water supply or other such remedy that is appropriate to the character and extent of the well failure(s). The Applicant shall determine the most appropriate remedy of corrective action, subject to approval by the County Health Department.

18. The Environmental Health Division of the Health Department shall be notified prior to the abandonment or closure of any well on the subject property.

19. Each reference to "applicant" in this proffer shall include within its meaning, and shall be binding upon, applicant's successor(s) in interest and/or the developer(s) of the site or any portion thereof.

GAC PARTNERSHIP

Contract Purchaser/Applicant

By: _____

James S. Albrittain, President, Brittain Inc., Managing Partner, S&B Partnership, Managing Partner, GAC Partnership

_____

Russell B. Anderson, Owner Lot 7

_____

Dorothy M. Anderson, Owner Lot 7

_____

Gordon W. Basye, Owner Lot 15

_____

Dana M. Basye, Owner Lot 15

(Please see Original #2)

Ann B. Bedsworth, Owner Lot 20

_____

Aase W. Germas, Owner Lot 14

_____

Robert E. Helton, Owner Lot 4

(Decea. - Please see attached)

Alma B. Helton, Owner Lot 4

Bennie Ray Hester, Owner Lot 6

Bonnie J. Hester, Owner Lot 6

(Deceased - Please see attached)

Bernard King, Owner Lot 16

Mary J. King, Owner Lot 16

Margaret J. Mudd, Owner Lot 5

Larry Nichols, Owner Lot 9

(Please see Original #2)

Oakley M. Ray, Trustee, Owner Lots 2, 3, and 19

(Please see Original #2)

Oakley M. Ray, Owner Lot 1

(Please see Original #2)

Yotice M. Ray, Owner Lot 1

Wallace Smith

Wallace Smith, Owner Lot 8

Elva Smith

Elva Smith, Owner Lot 8

(Deceased - Please see attached)

William Strayer, Owner Lot 18

Agnes L. Strayer

Agnes L. Strayer, Owner Lot 18

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

FDPA 88-M-077-2 and FDP 1999-MA-014

July 7, 1999

If it is the intent of the Planning Commission to approve FDPA 88-M-077-2 and FDP 1999-MA-014 located at Tax Map 61-4 ((1)) 14-20 and 61-4 ((42)) 52-67, C (formerly 61-4 ((1)) parts of 1-4 and 14-20), the staff recommends that the approval be subject to the following development conditions:

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Partial Conceptual/Final Development Plan Amendment, Madison Lane," prepared by Bowman Consulting Group, and dated May 1997 as revised through June 10, 1999.

2. A comprehensive landscape plan which includes diverse native species, inclusive of groundcover, shrubs and trees, shall be submitted at the time of site plan review for review and approval by the Urban Forestry Branch of DPWES. At a minimum, landscaping shall be consistent with the quality, quantity and locations depicted on Sheet 1 of the FDP, as determined by the Urban Forestry Branch of DPWES.

REZONING AFFIDAVIT

APPENDIX 3

DATE: June 10, 1999
(enter date affidavit is notarized)

I, Keith C. Martin, Attorney, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[X] applicant's authorized agent listed in Par. 1(a) below

in Application No(s): PCA/FDPA 88-M-077
(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 BOLD above)
MFG 21-Madison Lane Limited Liability Company	5252 Cherokee Avenue, Suite 303 Alexandria, Virginia 22312	Applicant/Owner
John H. Thillman		Agent
Bowman Consulting Group, P.C.	10530 Rosehaven St., Suite 100 Fairfax, Virginia 22030	Engineer/Agents
Gary P. Bowman		Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agents
Keith C. Martin, Lynne J. Strobel, Martin D. Walsh,		Attorneys/Agents
Timothy S. Sampson, M. Catharine Puskar,		Attorneys/Agents
Elizabeth D. Baker, Susan K. Yantis		Planners/Agents
Tracy Steele Scileppi		Former Agent

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

* 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: June 10, 1999
(enter date affidavit is notarized)

for Application No(s): PCA/FDPA 88-M-077
(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)
MFG 21-Madison Lane Limited Liability Company
5252 Cherokee Avenue, Suite 303, Alexandria, VA 22312

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)

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

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

REZONING AFFIDAVI

DATE: June 10, 1999
(enter date affidavit is notarized)

for Application No(s): PCA/FDPA 88-M-077
(enter County-assigned application number(s))

==========

1. (c). The following constitutes a listing** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
None

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continu on a "Rezoning Attachment to Par. 1(c)" 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 corporation having more than 10 shareholders has no shareholder owning 10% or more 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: June 10, 1999
(enter date affidavit is notarized)

for Application No(s): PCA/FDPA 88-M-077
(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.)

Bowman Consulting made a contribution to the Friends of Stuart Mendelsohn on 10/23/98 in the amount of $1,000.00
Bowman Consulting made a contribution to the Friends of Michael Frey on 7/20/98 in the amount of $1,000.00

(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:

(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 10th day of June, 19 99, in the state of Virginia.

My commission expires: 11/30/99.

Notary Public

Form RZA-1 (7/27/89)

DATE: June 10, 1999
(enter date affidavit is notarized)

for Application No(s): PCA/FDPA 88-M-077
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Bowman Consulting Group, P.C.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed belo

[ ] 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 an class of stock issued by said corporation, and no shareholders are listed belo

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Gary P. Bowman
Andres I. Domeyko

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)
Walsh, Colucci, Stackhouse, Emrich & Lubeley
2200 Clarendon Blvd., 13th Fl. Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed belo

[ ] 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 an class of stock issued by said corporation, and no shareholders are listed belo

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Martin D. Walsh
Thomas J. Colucci
Peter K. Stackhouse
Jerry K. Emrich
Michael D. Lubeley
Nan E. Terpak

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 continue further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
APR 20 1998
ZONING EVALUATION DIVISION

DATE: April 20, 1998
(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
[X] applicant's authorized agent listed in Par. 1(a) below

in Application No(s): _____
(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 BOLD above)
MFG 21-Madison Lane Limited Liability Company	5252 Cherokee Avenue Suite 303 Alexandria, Virginia 22312	Applicant/Contract Purchaser
John H. Thillman		Agent
Bowman Consulting Group, P.C.	10530 Rosehaven St. Suite 100 Fairfax, Virginia 22030	Engineer/Agents
Gary P. Bowman		Agent
Daniel E. Barndt	26 Millard Court Sterling, Virginia 20165	Owner
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agents
Keith C. Martin, Lynne J. Strobel, Martin D. Walsh, Tracy Steele Scileppi, Timothy S. Sampson, Elizabeth D. Baker, Susan K. Yantis		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.

REZONING AFFIDAVIT

DATE: April 20, 1998
(enter date affidavit is notarized)

for Application No(s): _____
(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)
MFG-21 Madison Lane Limited Liability Company
5252 Cherokee Avenue, Suite 303
Alexandria, Virginia 22312

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: April 20, 1998
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

==========

1. (c). The following constitutes a listing** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
None

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

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

** All listings which include partnerships 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.

REZONING AFFIDAVIT

DATE: April 20, 1998
(enter date affidavit is notarized)

for Application No(s): _____
(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:

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

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

Subscribed and sworn to before me this 20th day of April, 19 98, in the state of Virginia.

My commission expires: November 30, 2001.

Notary Public

Form RZA-1 (7/27/89)

DATE: April 20, 1998
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Bowman Consulting Group, PC
10530 Rosehaven Street, Suite 100
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Gary P. Bowman
Andres I. Domeyko

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)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] 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
Thomas J. Colucci
Peter K. Stackhouse
Jerry K. Emrich
Michael D. Lubeley
Nan E. Terpak

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.

APPENDIX 4

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) 525-3197
WEBSITE http://www.wcsel.com

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)

PRINCE WILLIAM OFFICE
VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIDGE, 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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 10 1999
ZONING EVALUATION DIVISION

June 10, 1999

Ms. Jane W. Gwinn, Zoning Administrator
Zoning Administration Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway - Suite 807
Fairfax, Virginia 22035-5508

Re: Rezoning Application to Rezone Property Identified as Tax Map 61-4 ((1)) Parcel 17 and a portion of Madison Lane Right-of-Way from the R-3 District to the PDH-20 District and Proffered Condition Amendment/Final Development Plan Amendment 88-M-077 (3.53 Acres)
Applicant: MFG 21-Madison Lane Limited Liability Company

Dear Ms. Gwinn:

The following is submitted as an amended statement of justification for the above referenced rezoning and proffered condition amendment/final development plan amendment (PCA/FDPA) applications. The Applicant is requesting rezoning of a 0.37 acre parcel of land to the PDH-20 District in order to incorporate it into the PDH-20 zoned development as approved with RZ 88-M-077. These applications are a necessary final part of an overall cohesive Madison Place design. The PCA/FDPA applications proposes to redesign the area around the rezoning parcel to incorporate it into the overall Madison Place design, relocate Lots 66 and 67, and to amend the entrance design to the land bay adjacent to the fire station.

It is submitted that the proposed final development plan is superior to the approved plan and will materially improve the overall design of the Madison Lane townhouse community. The proposed plan presents a cohesive design to both sides of realigned Madison Lane from Columbia Pike to the existing Cherring Cross town homes and the steps of Barcroft Condominiums. The FDPA also provides for better utilization of play areas by setting aside an area adjacent to realigned Madison Lane and incorporating the abandoned Madison Lane right-of-way for more functional open space.

It is hereby requested that a waiver of the minimum PDH district size be granted by the Board of Supervisors in conjunction with the rezoning application.

If you should have any questions or require further information in order to process these applications, please do not hesitate to contact me.

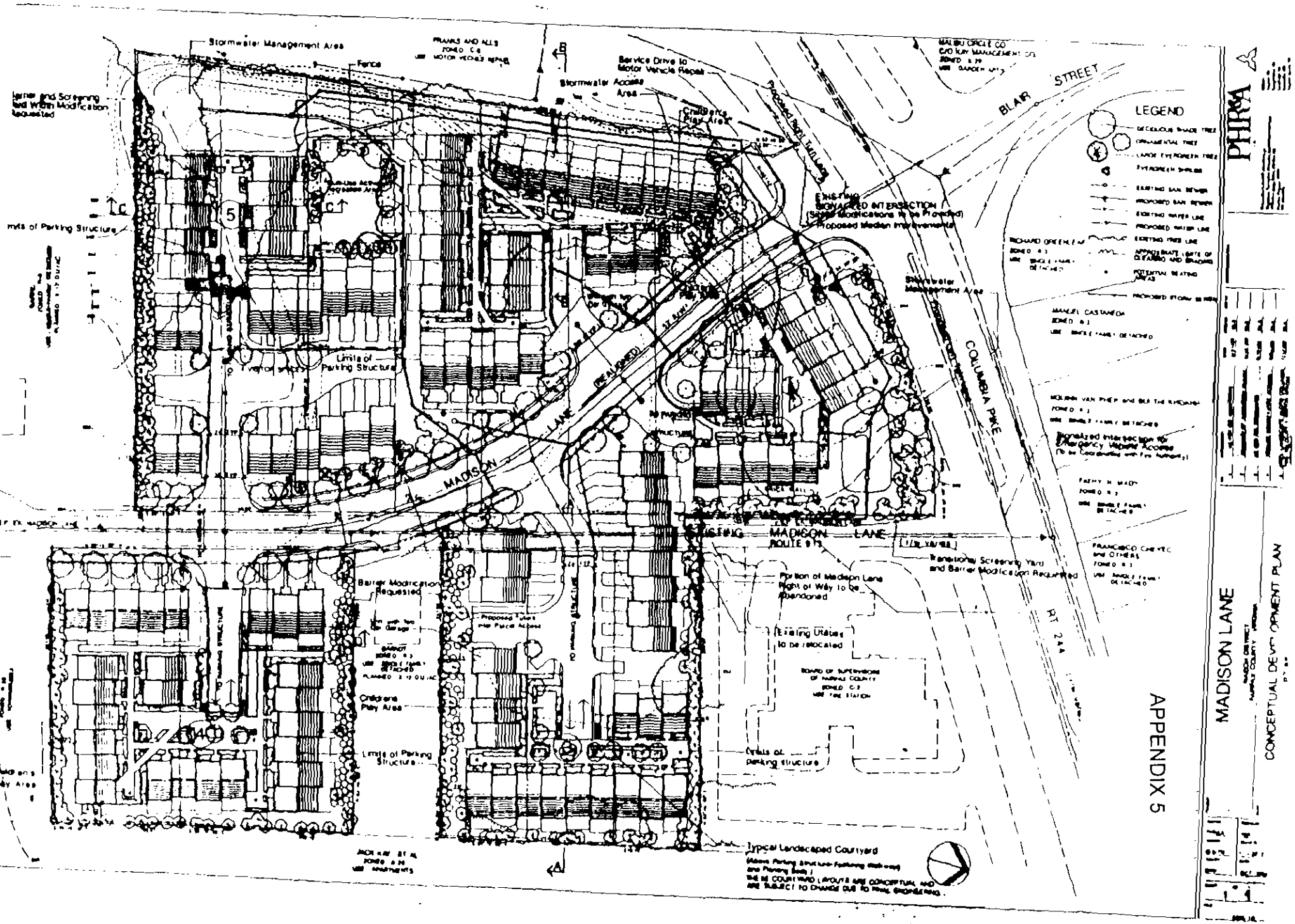
Very truly yours,

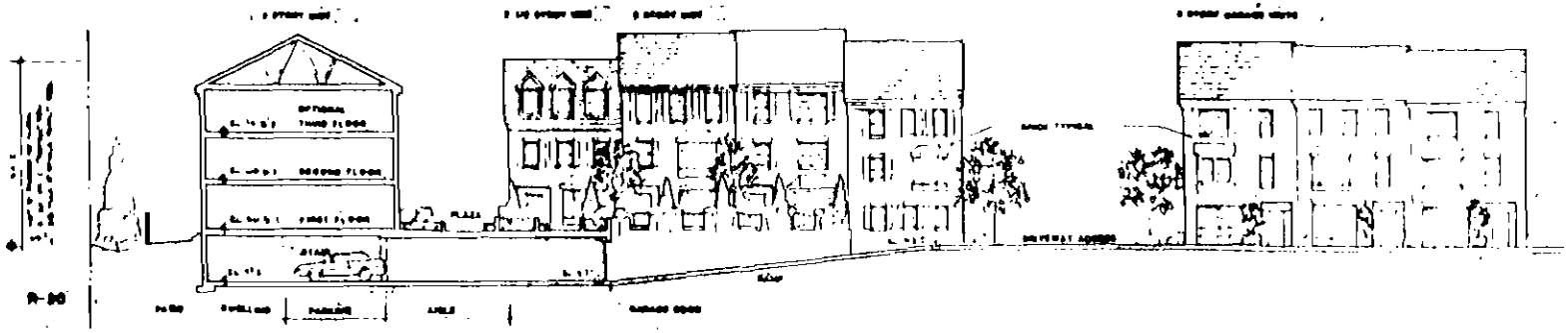
WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.

Keith C. Martin

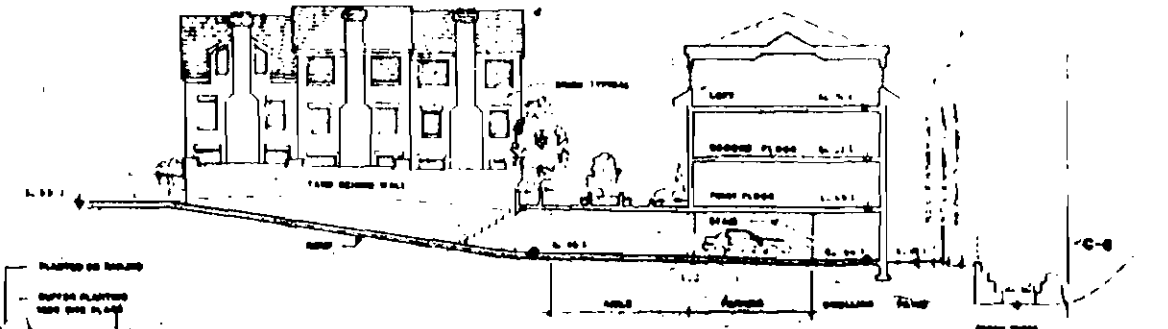
KCM/kah

cc: John Thillman

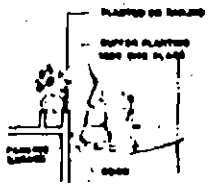

Stormwater Management Area
Fence
Barrier and Screening and Width Modification Requested
Service Drive to Motor Vehicle Repair
Stormwater Access Area
Children's Play Area
Proposed Bike Trail
BLAIR STREET
LEGEND
Limits of Parking Structure
Limits of Parking Structure
MADISON LANE
(REALIGNED)
EXISTING MADISON LANE
ROUTE 613
COLUMBIA PIKE
Stormwater Management Area
Transitional Screening Yard and Barrier Modification Requested
Portion of Madison Lane Right of Way to be Abandoned
Existing Utilities to be relocated
Limits of parking structure
Barrier Modification Requested
Children's Play Area
Limits of Parking Structure
Typical Landscaped Courtyard
RT 244
PHIRA
MADISON LANE
CONCEPTUAL DEVELOPMENT PLAN
APPENDIX 5



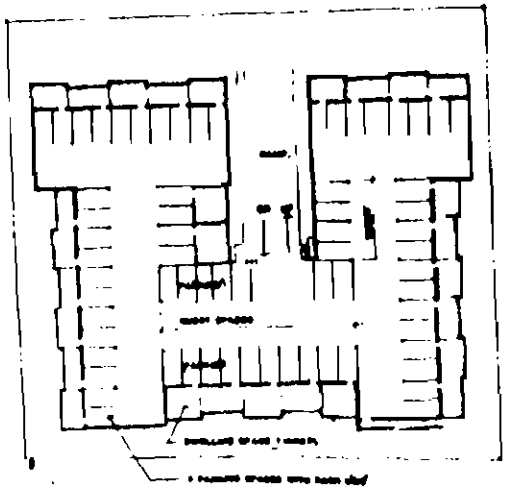
SITE SECTION (A)



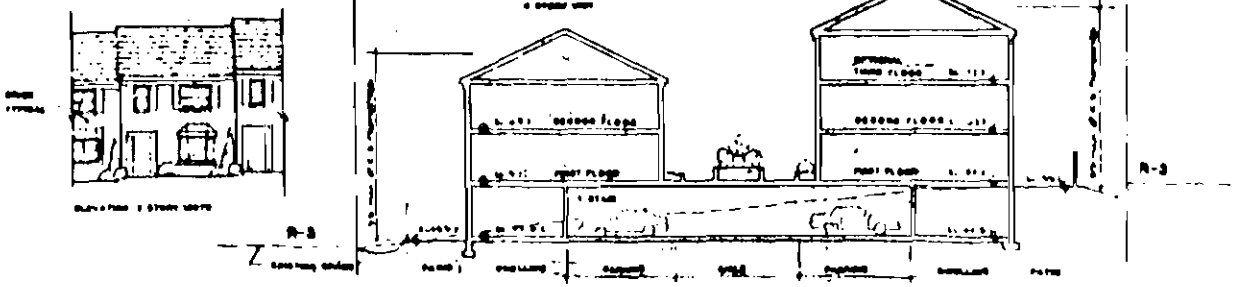
SITE SECTION (B)



SECTION OF GARAGE/PLAZA AT ADJACENT PROPERTY (D)



PARKING LEVEL PLAN
FOR ILLUSTRATIVE PURPOSES ONLY



SITE SECTION (C)

SITE SECTIONS BY KEYSTONE ARCHITECTS, P.C.

PHRA

MADISON LANE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 86-M-077

SITE SECTIONS / ELEVATIONS

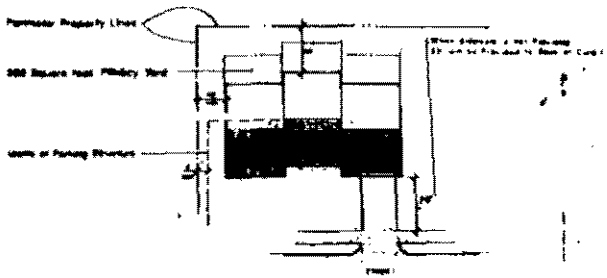
FOR ILLUSTRATIVE PURPOSES ONLY

GENERAL NOTES

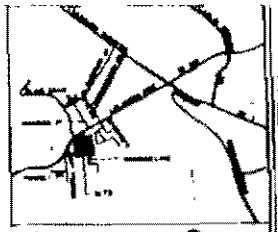
TABULATIONS

PARKING REGULATIONS

TYPICAL UNIT RELATIONSHIP TO PERIMETER PROPERTY LINES

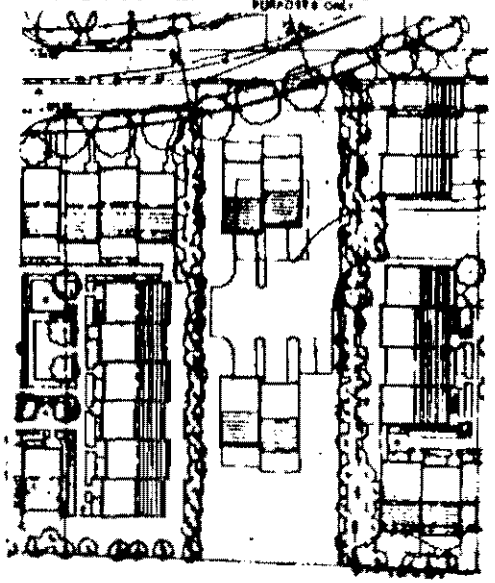


WAIVERS



VICINITY MAP

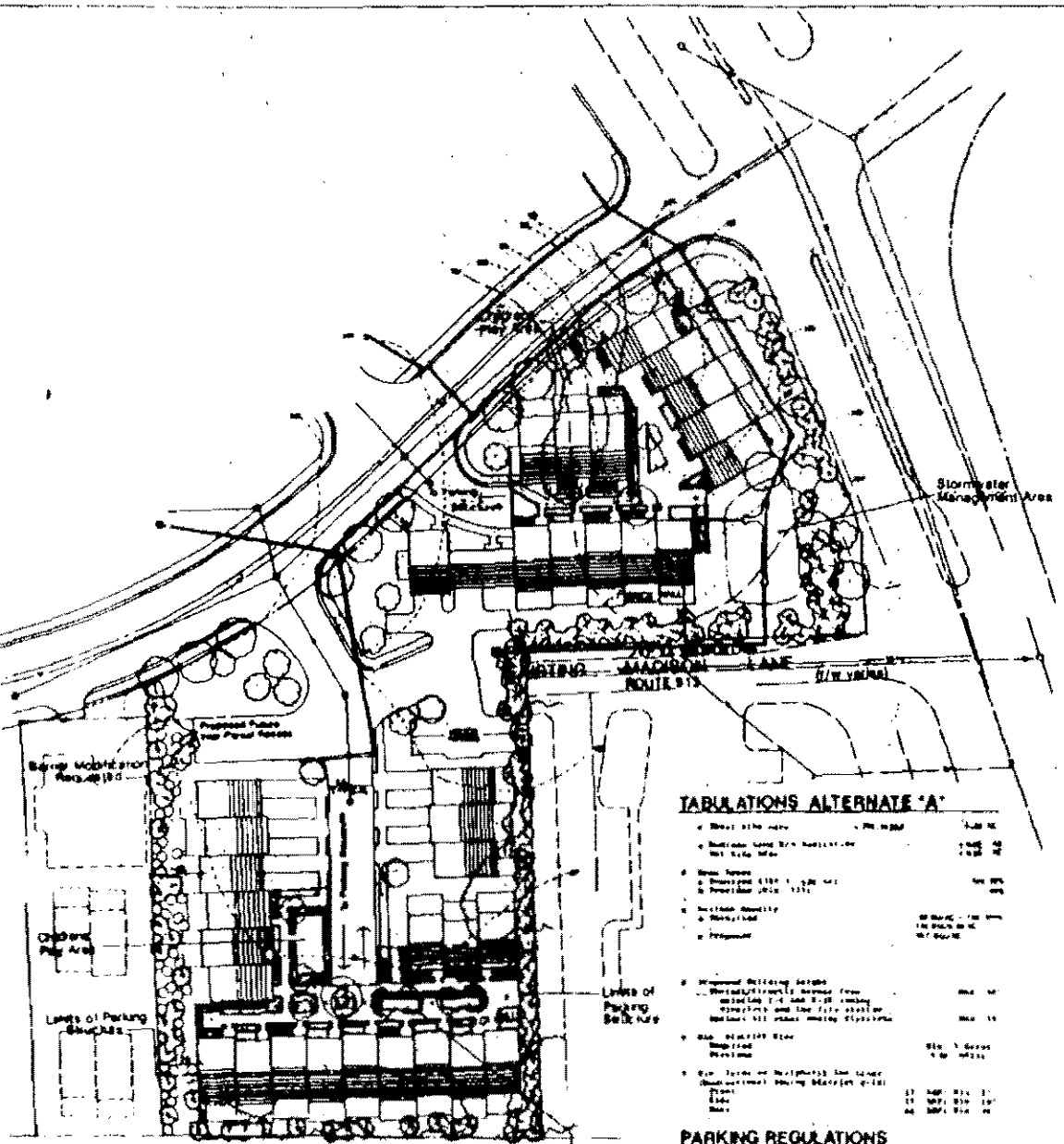
POTENTIAL FUTURE DEVELOPMENT SCHEME



PHIRA

MADISON LANE

NOTES & TABULATIONS



TABULATIONS ALTERNATE "A"

PARKING REGULATIONS

GENERAL NOTES ALTERNATE "A"

WAIVERS

PHRA

MADISON LANE

CONCEPTUAL DEVELOPMENT PLAN
ALTERNATE "A" SECTIONS 2&3

OCT 9 1989

ZONING EVALUATION DIVISION

PROFFERS
RZ 88-M-077
October 9, 1989

Pursuant to Section 15.1-491 et seq., of the Code of Virginia, 1950, as amended, that, in the event the Board of Supervisors of Fairfax County shall approve the rezoning application to the PDH-20 District, development of the property shall be subject to the following terms and conditions:

1. The subject property shall be developed in conformance with the Conceptual Development Plan (CDP) dated September 26, 1989 and the Final Development Plan (FDP) dated July 17, 1989 for 118 units or the Conceptual Development Plan (CDP) dated September 26, 1989, Alternate A, for 114 units pursuant to Proffer 7 (xii) as prepared by Patton, Harris, Rust and Associates, P.C.

2. If required by DEM at time of Site Plan, a geotechnical engineering study will be submitted to DEM for review and approval. A drainage study addressing surface water runoff and soil related problems on the property shall be submitted at time of site plan submission, if requested by DEM. Applicant will implement the recommendations of these studies as required by DEM.

3. Stormwater management facilities for the development shall provide a reduction in the post developed peak flow equal to 50 percent of the pre-developed peak flow for the two year storm as measured immediately down stream of the on-site storm water management facilities. The storm water management facilities shall be designed as detention facilities. If the storm water detention pond is maintained by the Department of Public Works, the applicant will provide an access/maintenance easement to Fairfax County.

If the pond is to be a wet pond or if the pond will not be maintained by the Department of Public Works, it will be maintained by the future Homeowner's Association, and, if so, a reserve fund shall be established by the applicant at time of transferral of the Homeowner's Association to homeowner control for the initial maintenance of the stormwater management facilities for a period of ten (10) years. The amount of the fund shall be subject to the review and approval of DEM and the County attorney. Said facilities shall be designed using sound engineering practices by a registered professional engineer, generally as shown on the referenced CDP and FDP, subject to approval by DEM. All storm water management activities shall be coordinated with the storm drainage branch of the Department of Public Works.

4. In order to protect nearby streams and storm sewers from excessive erosion and sedimentation, sediment detention basins or traps and/or 100 percent oversized siltation fencing shall be provided during all grading and construction activities as determined by DEM. Such measures shall achieve sediment trappings of at least 80 percent and shall be designed in accordance with the methods recommended by the Virginia Soils Conservation Commission in the 1980 Virginia Erosion and Sedimentation Handbook. All such activities shall be subject to the approval of DEM at time of site plan.

5. For those residential units impacted by highway noise from Columbia Pike, the following noise mitigation measure shall be implemented to the satisfaction of DEM:

A. In order to achieve a maximum interior noise level of 45 dBA Ldn, all units within 200 feet from the existing centerline of Columbia

i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

ii. Doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If windows constitute more than 20% of any facade they shall have the STC specified for exterior walls.

iii. Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by the American Society for Testing and Materials.

B. In order to achieve a maximum exterior noise level of 65 dBA Ldn, all outdoor recreation areas within 200 feet from the centerline of Columbia Pike, shall provide noise attenuation measures such as acoustical fencing, walls, earthen berms and/or combinations thereof.

In order to achieve a maximum exterior noise level of 65 dBA Ldn, all privacy yards within 200 feet from the centerline of Columbia Pike, shall provide noise attenuation measures such as acoustical fencing, walls, earthen berms and/or combinations thereof. The acoustical treatment shall enclose the privacy yards.

Acoustical fencing or walls used shall be architecturally "solid" from the ground up (i.e., board on board fences). The structure employed shall be of sufficient height to adequately shield the impacted area from the source of the noise.

6. Seven (7) foot high brick privacy walls shall be provided at the homes with rear yards parallel to existing Madison Lane, adjacent to the fire station accessway, as shown on the referenced CDP and FDP to provide a visual and acoustical barrier between the proposed homes and the fire station. This wall shall be supplemented with evergreen plantings, to be planted at a minimum of 6 feet in height in the general location shown on the

CDP and FDP, to provide further visual screening from the upper stories of the units.

7. The right-of-way dedicated in conjunction with these proffers, shall be conveyed to the Board of Supervisors in fee simple and shall be subject to the provisions of Section 2-308, Paragraph 5, of the Zoning Ordinance and all density/intensity of use attributable to all land areas dedicated in fee simple pursuant to these proffers is hereby reserved to the residue of subject property. The right-of-way shall be dedicated and conveyed either on demand by VDOT or the Board of Supervisors or at time of final site plan approval.

The applicant shall provide for:

i. dedication, subject to availability of off-site right-of-way (see Paragraph ii below), of a right-of-way of 52 feet for realigned Madison Lane as shown on the referenced CDP and FDP, and a right-of-way of 26 feet from centerline for existing Madison Lane, with the exception of that portion of Madison Lane to be vacated.

ii. construction of Madison Lane along the subject property's frontage to VDOT standards, with a 38 foot pavement section, face of curb to face of curb. Madison Lane shall be realigned to intersect with Columbia Pike directly across from existing Blair Road. Modifications to the intersection geometrics shall be provided, if required by VDOT subject to the availability of off-site right-of-way.

Subject to the availability of off-site construction easements, driveway access from Madison Lane shall be provided to the outparcel (Tax Map 61-4 ((1)) Parcel 1), on the east side of Madison Lane. An ingress/egress easement as shown on the referenced CDP and FDP shall be provided to the outparcel property line to provide for future access to the outparcel. At such time that this easement is used, the landscaping within the easement shall be removed.

Applicant shall make every effort to acquire the off-site right-of-way if necessary to construct these improvements. If said right-of-way is unavailable, the Applicant shall request the Fairfax County Board of Supervisors to acquire said right-of-way through the power of eminent domain. All [illegible] shall be borne by the Applicant.

Applicant agrees to obtain an independent appraisal of the off-site right-of-way necessary for the aforementioned improvements (in 7 (i) and 7(ii)). No less than thirty days prior to submitting an application for site plan approval for the proposed roadway improvement Applicant shall make a written offer of said appraised value to the owner of the affected property for the purchase of said right-of-way.

If the owner of said property has not accepted Applicant's offer within thirty days, Applicant shall submit a plat of right-of-way to the Board of Supervisors and request con-

demolition of same.

(iii) construction of a right-turn deceleration lane to VDOT standards on Columbia Pike at its intersection with realigned Madison Lane.

(iv). construction of a left-turn deceleration lane to VDOT standards on Columbia Pike at its intersection with realigned Madison Lane.

(v) modifications to the existing signal at the intersection of Blair Road and Columbia Pike to accommodate the realigned Madison Lane (and the emergency signal control by the fire station), as determined by VDOT.

(vi) construction of a service drive to VDOT standards along the subject property's frontage on Columbia Pike to the southwest to connect to the existing service drive.

(vii) vacation of Madison Lane as generally shown on the referenced CDP and FDP and the Rezoning Plat from the intersection of existing Madison Lane with realigned Madison Lane to the northern end of Tax Map Parcel 20. If the vacation of Madison Lane is not approved, the development will proceed in accordance with CDP Alternate "A" with accompanying reduction of dwelling units to 114.

8. The future Homeowner's Association shall maintain water, sewer and gas service lines if located within the garage structures from the end

of the publicly owned service on the site - the point of intersection with individual unit service lines. Applicant shall design, locate, and construct these services to be as accessible as possible if located within the garage structure.

9. All common open space shall be dedicated to the future Homeowner's Association.

10. The townhouses shall be constructed primarily of brick veneer on all elevations with the exception of the occasional use of siding and stone. The use of siding and stone will not exceed 15 percent of the total. A typical unit is based on a unit size of 20' x 36'. The minimum average townhouse unit size will be 1,700 square feet of gross floor area, excluding garage. Parking shall be a mixture of surface, partially underground and garage in accordance with the CDP dated October 1988, as revised through September 26, 1989 and the FDP dated July 17, 1989.

11. Applicant shall construct four (4) children's play areas (tot lots) in the general locations shown on the referenced CDP and FDP. Applicant shall satisfy the active recreation component of the application in the area designated on the referenced CDP and FDP. The cost of the chosen option shall amount to a minimum of $300 per residential unit. Applicant shall construct a multi-purpose court with the landscaping as shown on the CDP and FDP, and the four (4) children's play areas, (tot lots).

12. All one car garage units shall have a driveway a minimum of twenty (20) feet in length measured from the edge of the building to the closest edge of sidewalk or street.

13. Garages may not be converted into living space or to any other use

than for the parking of vehicles. A covenant setting forth this use restriction shall be recorded among the Fairfax County land records prior to the sale of any lot. The covenants shall run to the benefit of the homeowner's association and to Fairfax County and shall be approved prior to recordation by the County Attorney. Each deed of conveyance to initial purchasers of lots shall expressly contain this use restriction and prospective purchasers shall be advised of this use restriction prior to entering any contracts of sale.

14. Landscaping shall be provided generally in the locations shown on the referenced CDP and FDP. Actual locations, layouts, and types of vegetation shall be determined pursuant to a Landscape Plan to be submitted for review and approval by the County Arborist at the time of final site plan.

15. Applicant shall contribute $1,300 per unit to the Fairfax County Housing Trust Fund to provide, for example, affordable housing and group home facilities for the mentally disabled citizens served by the Communities Services Board or other purposes appropriate for the Housing Trust Fund. Payment shall be made in the following fashion: (1) $100 per unit upon subdivision plan approval for recordation; (2) $1,200 per unit paid upon issuance of occupancy permits per unit.

16. Applicant shall contribute $300 per unit to the Fairfax County Park Authority to be utilized to finance, construct, or renovate public recreational, athletic or other leisure-time facilities that will benenfit the residents in the Mason District. These funds will be contributed at the time of recordation for the entire project or at the time of

17. The applicant shall ensure that well yields on neighboring properties are not negatively impacted by the development of the subject property. The applicant will, at its sole expense, make well inspections prior to development of the property, during construction and after completion of construction, and shall make results available to the adjacent land owners and the County Health Department. This condition shall apply to three (3) neighboring parcels: Tax Map 61-4 ((1)) parcels 10, 11 and 17. Inspection shall be made with the permission of the respective property owners, only.
In the event that the County Health Department determines that off-site domestic wells fail or are unusable due to decrease of infiltration or contaminatio related to the development of the application property, the applicant shall take corrective action to resolve the off-site well problem, including repair of the affected well(s), redrilling of affected well(s), connection to a public water supply or other such remedy that is appropriate to the character and extent of the well failure(s). The Applicant shall determine the most appropriate remedy of corrective action, subject to approval by the County Health Department.

18. The Environmental Health Division of the Health Department shall be notified prior to the abandonment or closure of any well on the subject property.

19. Each reference to "applicant" in this proffer shall include within its meaning, and shall be binding upon, applicant's successor(s) in interest and/or the developer(s) of the site or any portion thereof.

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In the event that the County Health Department determines that off-site domestic wells fail or are unusable due to decrease of infiltration or contaminatio related to the development of the application property, the applicant shall take corrective action to resolve the off-site well problem, including repair of the affected well(s), redrilling of affected well(s), connection to a public water supply or other such remedy that is appropriate to the character and extent of the well failure(s). The Applicant shall determine the most appropriate remedy of corrective action, subject to approval by the County Health Department.

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GAC PARTNERSHIP

Contract Purchaser/Applicant

By: _____

James S. Albrittain, President, Brittain Inc., Managing Partner, S&B Partnership, Managing Partner, GAC Partnership

_____

Russell B. Anderson, Owner Lot 7

_____

Dorothy M. Anderson, Owner Lot 7

_____

Gordon W. Basye, Owner Lot 15

_____

Dana M. Basye, Owner Lot 15

(Please see Original #2)

Ann B. Bedsworth, Owner Lot 20

_____

Aase W. Germas, Owner Lot 14

_____

Robert E. Belton, Owner Lot 4

(Deceased - Please see attached)

Alma B. H[illegible]on, Owner Lot 4

Bennie Ray Hester, Owner Lot 6

Bonnie J. Hester, Owner Lot 6

(Deceased - Please see attached)

Bernard King, Owner Lot 16

Mary J. King, Owner Lot 16

Margaret J. Mudd, Owner Lot 5

Larry Nichols, Owner Lot 9

(Please see Original #2)

Oakley M. Ray, Trustee, Owner Lots 2, 3, and 19

(Please see Original #2)

Oakley M. Ray, Owner Lot 1

(Please see Original #2)

Yotice M. Ray, Owner Lot 1

Wallace Smith, Owner Lot 8

Elva Smith, Owner Lot 8

(Deceased - Please see attached)

William Strayer, Owner Lot 18

Agnes L. Strayer, Owner Lot 18

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **LAND USE ANALYSIS:** **RZ/FDP 1999-MA-014**
Madison Lane **PCA/FDPA 88-M-077-2**

DATE: 21 June 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: May 4, 1999
Request: Modification of an approved PDH-20 rezoning that adds an outparcel.
DU/AC: 18.9.
Land Area: 3.53 acres.

CHARACTER OF THE SURROUNDING AREA:

The subject property is located on Columbia Pike near Lake Barcroft. It is in an area partly planned and developed with higher density residential use at densities of 8-12 and 16-20 dwelling units per acre. The other development in this area is single-family residential development at a density of 2-3 dwelling.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

Plan Text:

On page 173 in the 1991 Area I Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Glasgow Community Planning Sector (B4) in the Baileys Planning District, the Comprehensive Plan states:

"3. The area south of Columbia Pike opposite its intersection with Blair Road is planned for residential use at 8-12 dwelling units per acre as shown on the Plan map. As an option, properties along Madison Lane may develop at a residential density of 16-20 dwelling units per acre if the following conditions are met:

- Coordinated development of enough of the property (75% or more of the land area) to ensure a well designed layout despite any omitted parcels;
- Residential development of Parcel 61-4((37))1 as an integral part of the overall residential project;
- Realignment of Madison Lane so that it intersects Columbia Pike directly across from Blair Road. See Figure 92;
- Reservation of adequate right-of-way to allow the connection of a service drive from the west to the realigned intersection...;
- Achievement of a high quality of landscaping, design and construction that is compatible with the development to the south;
- Provision of adequate setbacks and buffering to permit sufficient noise attenuation and avoid adverse visual impacts; and
- If omitted parcels are small or awkwardly configured, the appropriate density for these parcels if they are developed with surface parking will normally be the low end of the density range shown on the Plan map (8-12 dwelling units per acre)."

Plan Map:

The Comprehensive Plan map shows that the property is planned for residential use at a density of 8-12 dwelling units per acre.

Analysis:

The application is consistent with the use and intensity recommendations of the Comprehensive Plan.

The Plan specifically recommends that the development have high quality landscaping and design. The open space that lies between the eastern two rows of townhouses is a design amenity but a detailed landscaping plan would be helpful. There are some places that shade

trees or ornamental trees could be added to increase the landscaping quality of the project. Pavers are recommended for pedestrian crossings within the project. This would increase pedestrian safety and provide a higher quality design. A pedestrian path should be provided from the northernmost tier of units east of Madison Lane to the children's play area.

BGD:SEM

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 1999-MA-014, RZ 88-M-77)

SUBJECT: Transportation Impact

REFERENCE: RZ 1999-MA-014, FDP 1999-MA-014, PCA 88-M-77-02, FDPA 88-M-077-02; MFG 21-Madison Lane L.L.C.
Traffic Zone: 1421
Land Identification Map: 61-4 ((1))17, 18-20, 61-4 ((42))(C)52-55, 61-4 ((42))56-65

DATE: April 16, 1999

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated 5/22/97, Revision 3/1/99 and April 14,1998, Revision 3/2/99.

The subject application is a request to rezone a 0.37 acre parcel of land to the PDH-20 District in order to incorporate it into the PDH-20 zoned development as approved with RZ 88-M-077. The PCA/FDPA applications proposes to redesign the area around the rezoning parcel to incorporate it into the overall Madison Place design, relocate Lots 66 and 67, and to amend the entrance design to the land bay adjacent to the fire station. Based on the information submitted, this office does not object to the approval of the subject application.

AKR/LAH/lah

cc: Michelle Brickner, Acting Director, Office of Site Development Services, DPW&ES

APPENDIX 8

DEPARTM

JUN 2 2 1999

ON

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **MADISON PLACE**
RZ 1999-MA-014
FDP 1999-MA-014
PCA 88-M-077-02
FDPA 88-M-077-02

DATE: 21 June 1999

This memorandum was prepared by Irish Grandfield. This application seeks approval of a Rezoning, Final Development Plan, and Proffer Condition Amendment based on a development plan dated March 1, 1999. The proposal is to incorporate a .38 acre infill parcel into the overall Madison Place townhouse development. The site is located on Madison Lane south of Columbia Pike. The Rezoning will allow a more cohesive site design by adding a formerly excluded out-parcel of this project. There are no environmental concerns based on the Comprehensive Plan.

JPG:BGD

P:\RZSEVC\RZ1999MA014Env.wpd

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: MFG 21-Madison Lane Limited Liability Company

Application Number: 1999-MA-014 88-M-077-02

Type of Application: RZ/FDP PCA/FDPA

Information Provided:

Application	- Yes
Development Plan	- Yes
Other	- Statement of Justification

Date Received in UP&DD: March 22,1999

Date Due Back to DPZ: April 15, 1999

Site Information:

Location	- 61-4((1))18 and 20, 61-4((42))52-67 and C
Area of Site	- 2.64 acres
Rezone from	- R3 to PDH-20
Watershed/Segment	- Cameron Run / Parklawn

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

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

  If yes, describe:

- Master Drainage Plan (proposed projects): **CA303 and CA301 - Channel stabilization and restoration projects are proposed approximately 500 feet and 4000 feet downstream of site, respectively.**

- UP&DD Ongoing County Drainage Projects: **None.**

- Other Drainage Information: **None.**

RE: Rezoning Application Review

II. Trails:

___ Yes _X_ No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

___ Yes _X_ No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other UP&DD Projects or Programs:

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information:

RE: Rezoning Application Review

Application Name/Number: **MFG 21-Madison Lane Limited Liability Company / RZ/FDP 1999-MA-014 & PCA/FDPA88-M-077-02**

******* 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: **Applicant shall verify proposed stormwater management area is of sufficient capacity to accommodate this development.**

TRAILS RECOMMENDATIONS: **None.**

SCHOOL SIDEWALK RECOMMENDATIONS: **None.**

SANITARY SEWER E&I RECOMMENDATIONS:

___ Yes _X_ 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: **None.**

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)	for

RNK/rz99ma14.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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: April 14, 1999

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025)
System Engineering & Monitoring Division
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 1999-MA-014 PCA/FDPA 88-M-077-02
Tax Map No. 061-4- /01/ /0017 nad other parcels

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

1. The application property is located in the Cameron Run (I-1) Watershed. It would be sewered into the Alexandria Treatment Plant.

2. Based upon current and committed flow, there is excess capacity available in the Alexandria Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An Existing 8 inch line pipe located in an easement and on the property is adequate for the proposed use at the present this time.

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

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information of comments:

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

March 24, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 29 1999
ZONING EVALUATION DIVISION

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-MA-014
FDP 99-MA-014
PCA 88-H-077-02
FDPA 88-M-077-02

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 existing 6 & 8 inch mains 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.

Jamie K. Bain, P.E.
Acting Manager, Planning

Attachment

FAIRFAX COUNTY
LILLIAN CAREY PARK
LILLIAN CAREY
ELEM. SCH.
HOLMES RUN ST. V. PARK
ELLEN GLASGOW MIDDLE SCHOOL
BARRETT FLORIST
16" PCCP
6" ACP
8" ACP
24" PCCP

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

Date: 3/16/99
Map: 61-4

Acreage: 2.26 PU 2617

FROM: Facilities Planning (246-3609)

From: To:

SUBJECT: Schools Analysis, Rezoning Application

Case# RZ/ FDP-99-MA-014
PCA/FDP-88-M-077-02

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 Units	Ratio	Students	Unit Type	Existing Zoning Units	Ratio	Students	Rezoning Increase Decrease	Total School Impact
Elem. (K-6)	T/H	67	x .198	13			x			13
Inter. (7-8)	T/H	67	x .048	3			x			3
High (9-12)	T/H	67	x .097	6			x			6

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

				Projected Membership				
School Name And Number	**Grade Level**	**9/30/98 Capacity**	**9/30/98 Membership**	**99-00**	**00-01**	**01-02**	**02-03**	**03-04**
Belvedere	K-6	592	554	597	617	641	662	673
Glasgow	7-8	875	1010	1037	1105	1160	1229	1295
Stuart	9-12	1800	1313	1387	1344	1275	1240	1248

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:

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

March 24, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 25 1999
ZONING EVALUATION DIVISION

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 1999-MA-014, Final Development Plan FDP 1999-MA-014, Proffered Condition amendment PCA 88-M-007-02 and Final Developmetn Plan Amendment FDPA 88-M-077-02

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 **#10, Bailey's Crossroads**

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:

   _X_ 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 Park Authority

MEMORANDUM

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

DATE: April 13, 1999

FROM: Lynn Tadock, Director
Planning and Development Division

SUBJECT: RZ/FDP 1999-MA-014
PCA/FDPA 88-M-077-2
Madison Lane
Loc: 61-4((1))17,18,19,20; 61-4((42))C,52-63

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

Provide the proportional cost of $38,200 to the Fairfax County Park Authority to acquire/develop/maintain the required recreational facilities in a nearby park to serve the residents of this development.

The development plan for Madison Lane will construct 40 single family attached units that will add 86 residents to the current population of Mason District. The plan shows an active recreation area and four children's play areas (some very close to streets) as recreational amenities, but it does not identify what type of facilities are planned at these locations. The residents of this development will demand several outdoor facilities including picnic, playground, tot lot, basketball, tennis, volleyball courts, and athletic fields. The proportional development cost for these facilities is $38,200.

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."

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

PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

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

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

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is

deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

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