



# FAIRFAX COUNTY

APPLICATION FILED: March 19, 1999  
PLANNING COMMISSION: July 28, 1999  
BOARD OF SUPERVISORS: not scheduled

V I R G I N I A

July 14, 1999

## STAFF REPORT

APPLICATION RZ 1999-SP-015

### SPRINGFIELD DISTRICT

**APPLICANT:** Landmark Property Development LLC

**PRESENT ZONING:** R-1

**REQUESTED ZONING:** R-3, conventional

**PARCELS:** 98-1 ((1)) 34 and 35

**ACREAGE:** 8.17 acres

**DENSITY:** 2.2 du/ac

**PLAN MAP:** Residential, 2-3 du/ac

**PROPOSAL:** Rezone 8.17 acres from R-1 to R-3 for the development of eighteen (18) single family detached lots.

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 1999-SP-015 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the request for a modification of the County's Public Facilities Manual minimum cul-de-sac radius standards to the minimum VDOT standards.

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.

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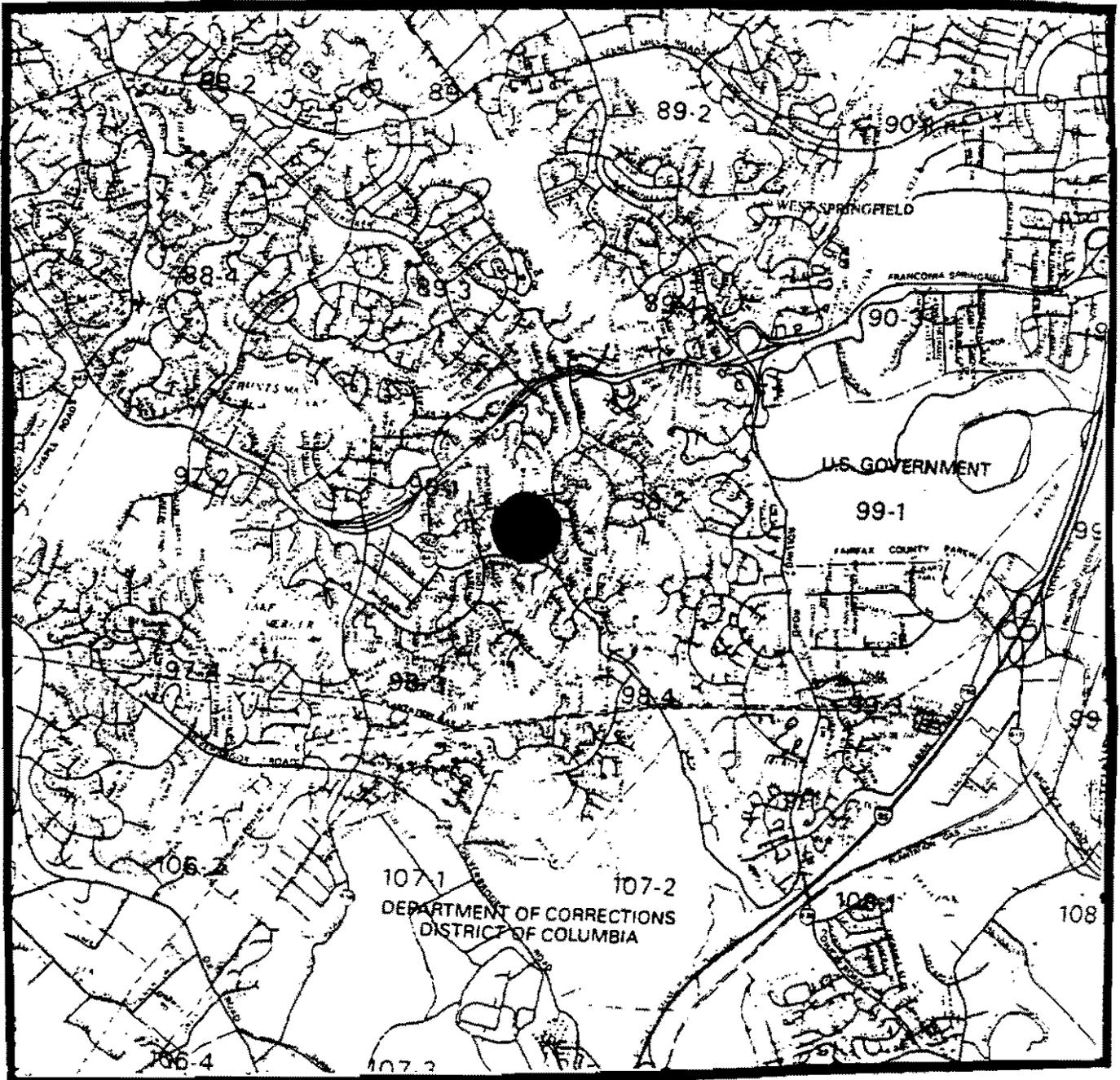


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

# REZONING APPLICATION

## RZ 1999-SP-015

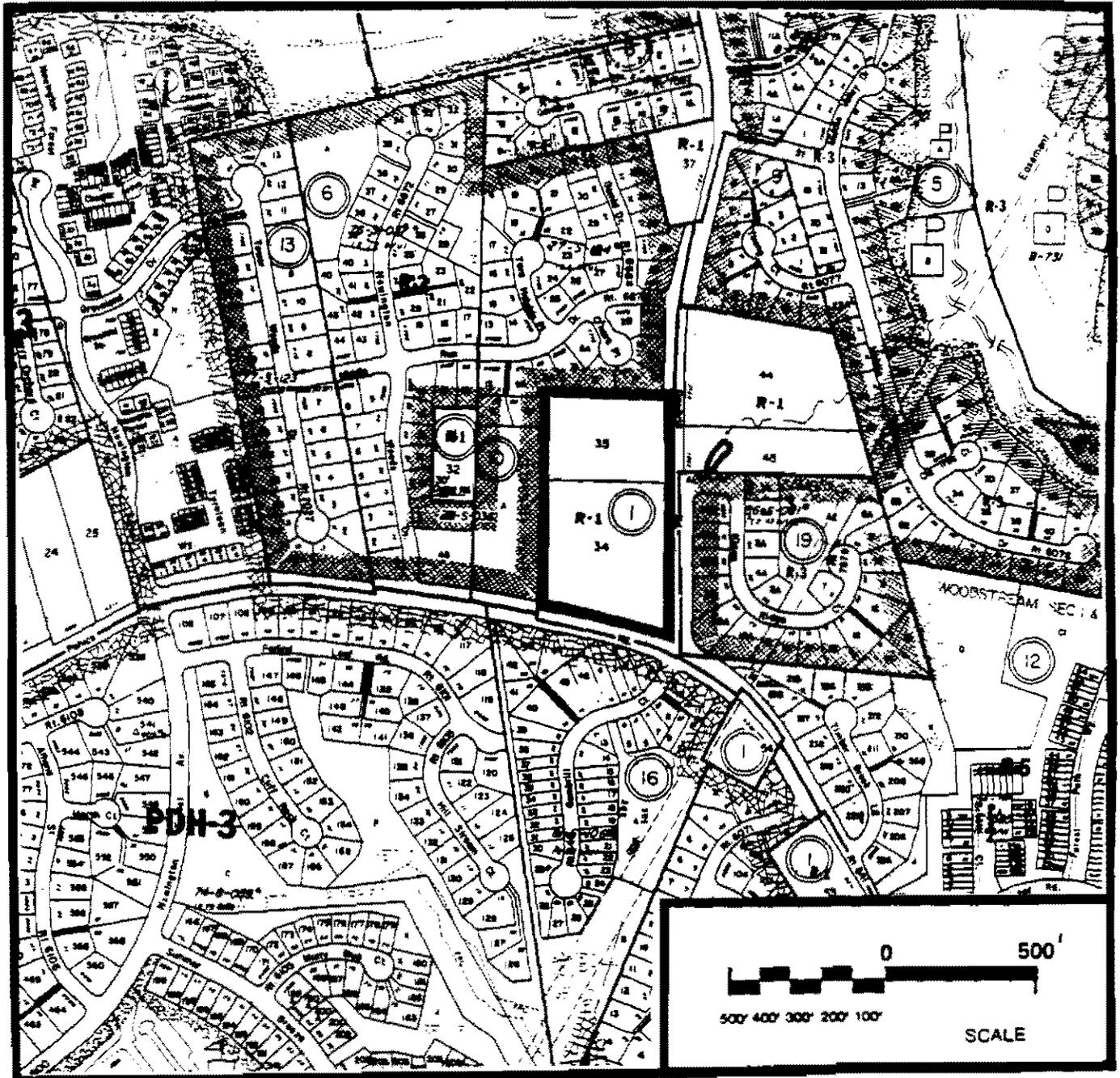
FILED 03/19/99 LANDMARK PROPERTY DEVELOPMENT LLC  
TO REZONE: 8.17 ACRES OF LAND; DISTRICT - SPRINGFIELD  
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE R-3 DISTRICT  
TO PERMIT RESIDENTIAL DEVELOPMENT  
LOCATED: NORTH SIDE OF PONICK RD AT ITS INTERSECTION  
WITH GAMBRILL RD WEST SIDE OF GAMBRILL  
RD AT ITS INTERSECTION WITH PONICK RD  
ZONING: R- 1  
YD: R- 3  
OVERLAY DISTRICT(S):  
MAP REF 098-1- /01/ /0034- ,0035-



# REZONING APPLICATION

## RZ 1999-SP-015

FILED 03/19/99 LANDMARK PROPERTY DEVELOPMENT LLC  
TO REZONE: 8.17 ACRES OF LAND; DISTRICT - SPRINGFIELD  
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE R-3 DISTRICT  
TO PERMIT RESIDENTIAL DEVELOPMENT  
LOCATED: NORTH SIDE OF POHICK RD AT ITS INTERSECTION  
WITH GAMBRILL RD WEST SIDE OF GAMBRILL  
RD AT ITS INTERSECTION WITH POHICK RD  
ZONING: R-1  
TO: R-3  
OVERLAY DISTRICT(S):  
MAP REF 098-1- /01/ /0034- ,0035-



# GENERALIZED DEVELOPMENT PLAN

# GAMBRILL ROAD PROPERTY

## SPRINGFIELD DISTRICT

## FAIRFAX COUNTY, VIRGINIA

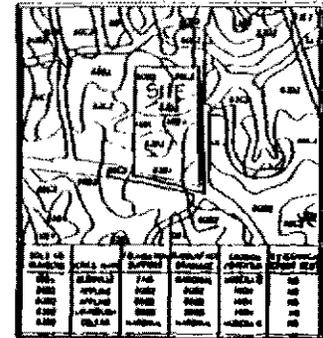
### RZ #99-S-015



VICINITY MAP  
SCALE: 1" = 500'

LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- LINE OF CLEARING AND GRADING
- ==== SPECIAL WETLANDS, A
- ==== SPECIAL WETLANDS, B
- ==== SPECIAL WETLANDS, C
- ==== SPECIAL WETLANDS, D
- ==== SPECIAL WETLANDS, E
- 100 YEAR FLOOD PLAIN
- GDC BOUNDARY



SOILS MAP/DATA  
SCALE: 1" = 500'

GENERAL NOTES

1. THE PROPERTY DESCRIBED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP # 99-19(1) PARCELS 34 & 35. THE PARCELS IS CURRENTLY ZONED R-1. THE PROPOSED ZONING IS R-1.
2. NO TITLE REPORT FURNISHED.
3. THE PROPERTY BOUNDARIES ARE AS SHOWN ON THE COMPREHENSIVE PLAN OF PARCELS 34-35. EX. 1. DRAWN BY J. B. BROWN, JR., PAGE 27K PARCELS 35-36. BOUNDARIES AS SHOWN ON A REVISION, DATED APRIL 1984, PAGE 51-52.
4. BOUNDARY INFORMATION TAKEN FROM RECORDS & RECORDS.
5. TOPOGRAPHIC INFORMATION TAKEN FROM FAIRFAX COUNTY MAPS. CONTOURS AND SPOTS, SCALE 1" = 500'.
6. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN THE PROPOSED DEVELOPMENT WILL PROVIDE NEIGHBORHOOD DEVELOPMENT.
7. THERE ARE NO DEWATERING REQUIREMENTS REQUIRED BY FEDERAL ORDINANCE ARTICLE 7, SECTION 4.
8. THERE ARE NO 100-YEAR FLOOD PLAIN, DEWATERING PROTECTION AREAS (DPAs) AND ZONES LOCATED ON THE SITE.
9. THE MAXIMUM NUMBER OF PROPOSED SINGLE-FAMILY DETACHED LOTS IS 10. THE PROPOSED DENSITY FOR THE SITE IS 100 UNITS PER ACRE.
10. PROPOSED PUBLIC IMPROVEMENTS:
  - a) WATER SERVICE TO BE PROVIDED FROM AN EXISTING 6" MAIN LOCATED IN HANCE BROOK LAKE AND TRUNK TO A 12" MAIN LOCATED IN POWERS ROAD.
  - b) SANITARY SERVICE IS TO BE PROVIDED BY A CONNECTION TO AN EXISTING 8" SANITARY MAIN IN HANCE BROOK COURT.
11. ALL COMMON OPEN SPACE (PARCELS A & B) WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND MANAGEMENT.

12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES HARMING A PLACE OF BURIAL.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN THE TITLE AND CODE OF FEDERAL REGULATIONS PART 161.4, 162.1 AND 163.1 AND ANY REGULATIONS THERE AS SET FORTH BY COMMISSIONER OF ENVIRONMENTAL PROTECTION OF BASIC MANAGEMENT OR 40 CFR 161.4 - 163.1. UNLESS INDICATED BY THE MANUFACTURER'S LABELING AND/OR PETROLEUM PRODUCTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 161 TO BE GENERATED, RELEASED, STORED, TREATED, AND/OR DISPOSAL OF ON THE SITE.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES FOR PRESERVATION, SPECIAL AREAS AND ARE PROPOSED WITHIN THE DEVELOPMENT.
15. THE DEVELOPMENT DESCRIBED HAS NOT BEEN DEVELOPED AT THE TIME.
16. THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS NOTED:
  - A NUMBER OF BOUNDARY SURVEYS IS REQUIRED.
  - IT IS MODIFIABLE TO USE THE ADJACENT LOT OR 15'-50' RADIUS.
17. THERE ARE NO EXISTING OR PROPOSED HIGH VOLTAGE TRANSMISSION LINES OR A BULKHEAD OF WATERS, LAKE AREAS AND THE LIMITS OF CLEARING AND GRADING.
18. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
19. THERE IS NO SCREENING REQUIRED BY ARTICLE 10. THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN.
20. ARCHITECTURAL DETAILS ARE NOT AVAILABLE AT THE TIME.
21. A PERFORMANCE BOND IS REQUIRED IN FULL PAYMENT FOR THE COMPREHENSIVE PLAN.
22. THERE IS NO OTHER INFORMATION REQUIRED BY ARTICLE 7.

SITE TABULATIONS

SITE AREA - 8.17 ACRES (35,087 S.F.) (152,085 SQ. FT.)

NUMBER OF UNITS	R 1 REQUIRED		PROVIDED	
	2 DU/AC MAX	16,337 SQ. FT. (0.37 AC)	10 SINGLE-FAMILY DETACHED	16,337 SQ. FT. (0.37 AC)
DENSITY	2 DU/AC MAX	16,337 SQ. FT. (0.37 AC)	10 SINGLE-FAMILY DETACHED	16,337 SQ. FT. (0.37 AC)
MINIMUM LOT SIZE	875 SQ. FT. (10.00 X 87.5)	10,712 SQ. FT. (0.24 AC)	1,071 SQ. FT. (0.024 AC)	10,712 SQ. FT. (0.24 AC)
AVERAGE LOT SIZE	1,064 SQ. FT. (11.50 X 92.1)	1,183 SQ. FT. (0.027 AC)	1,183 SQ. FT. (0.027 AC)	1,183 SQ. FT. (0.027 AC)
MINIMUM LOT WIDTH	31.56 FT. (9.60 M) MINIMUM LOT 32 FT. (10.00 M) CORNER LOT	31.56 FT. (9.60 M) MINIMUM LOT 32 FT. (10.00 M) CORNER LOT	31.56 FT. (9.60 M) MINIMUM LOT 32 FT. (10.00 M) CORNER LOT	31.56 FT. (9.60 M) MINIMUM LOT 32 FT. (10.00 M) CORNER LOT
MAXIMUM BUILDING HEIGHT	10.00 FT. (3.05 M)			
FRONT SETBACK	5.00 FT. (1.52 M)			
REAR SETBACK	5.00 FT. (1.52 M)			
SIDE SETBACK	5.00 FT. (1.52 M)			
OPEN SPACE (FURNISHES "A" & "B")	0	2,183,277 SQ. FT. (50.00 AC)	2,183,277 SQ. FT. (50.00 AC)	2,183,277 SQ. FT. (50.00 AC)
MAXIMUM LOT AREA	N/A	8,170,000 SQ. FT. (187.76 AC)	8,170,000 SQ. FT. (187.76 AC)	8,170,000 SQ. FT. (187.76 AC)



DEVELOPER  
 LANDMARK COMMUNITIES  
 5127 CLIFTON AVE SUITE 301  
 ALEXANDRIA, VA 22304

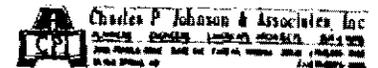
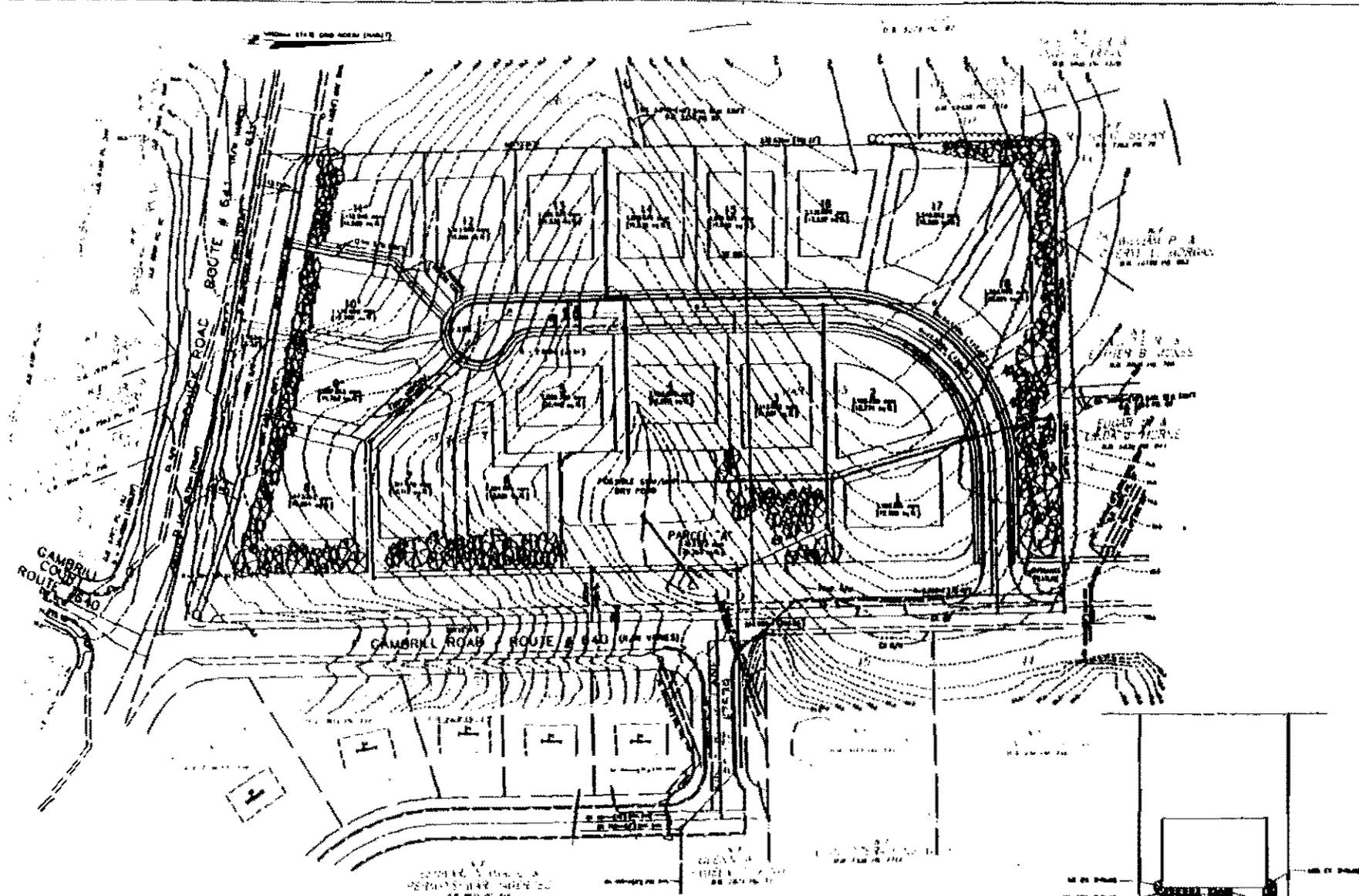


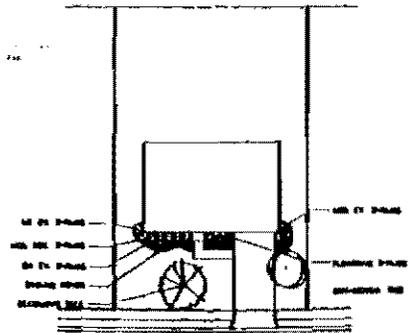
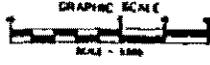
TABLE OF CONTENTS

- 1 COVER SHEET
- 2 GENERALIZED DEVELOPMENT PLAN

DATE: JANUARY 3, 1989  
 ALLOWED: MAY 4, 1989  
 NEWMO: JUNE 23, 1989



\* LOTS 8-11 SHALL ACCESS THE INTERIOR STREET.



TYPICAL LOT LANDSCAPE SCALE = 1:500

PROJECT: 6/22/98  
 SHEET: 2 OF 2  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

GENERALIZED DEVELOPMENT PLAN  
**GAMBRILL ROAD PROPERTY**  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



NO. OF SHEETS	2
SHEET NO.	2
TITLE	GENERALIZED DEVELOPMENT PLAN
DATE	6/22/98
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	[Date]

NO. OF SHEETS	2
SHEET NO.	2
TITLE	GENERALIZED DEVELOPMENT PLAN
DATE	6/22/98
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	[Date]



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

**DESCRIPTION OF THE APPLICATION**

**Proposal:** Rezone 8.17 acres from R-1 to R-3, conventional, for the development of 18 single family detached homes.

**Location:** Northwestern quadrant of the intersection of Gambrill Road and Pohick Road.

**Proposed Density:** 2.2 du/ac

**Waivers & Modifications:** Request a modification of the County's Public Facilities Manual minimum standards for cul-de-sac radius to VDOT minimum standards

**LOCATION AND CHARACTER**

The 8.17 acre application property is located in the northwestern quadrant of the intersection of Gambrill Road and Pohick Road. The southern two-thirds of the property (Parcel 34) is vacant and heavily wooded with a mature, hardwood forest stand. The northern third of the property (Parcel 35) is developed with a single family dwelling unit with access to Gambrill Road, and is also heavily wooded. The driveway to the existing home is lined with approximately 13 American hollies in varying condition. The existing house is to be removed.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North &amp; West</b>	Tara Heights Subdivision, 2.5 du/ac	R-3	Residential 2-3 du/ac
<b>East</b>	Residential, 2.43 du/ac and residential	R-3 and R-1	Residential 2-3 du/ac
<b>South</b>	Residential, 2.75 du/ac	PDH-3	Residential 2-3 du/ac

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 4)

**Plan Area:** Pohick Planning District, Area III  
**Planning Sector:** Main Branch Community Planning Sector (P2)  
**Plan Map:** Residential at 2-3 du/ac  
**Plan Text:** There is no specific plan text for the subject property

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

**Title of GDP:** "Gambrill Road Property"

**Prepared By:** Charles P. Johnson & Associates, Inc.

**Original and Revision Dates:** January 5, 1999, as revised through June 22, 1999

The Generalized Development Plat consists of two sheets. **Sheet one (1)** includes a vicinity map, a soils map, the general notes, and the site tabulations. **Sheet two (2)** consists of the General Development Plan (GDP) showing the following features:

- 18 single family lots (from 11,418 to 16,585 square feet) showing building restriction lines; density of 2.2 du/ac
- Outlot A (24,363 square feet) with a possible stormwater management dry pond along Gambrill Road. If the stormwater management pond is not constructed, Outlot A will be maintained as open space.
- Outlot B (9,625 square feet) along a portion of the northern property boundary between the proposed internal street and the parcels to the north of the subject property
- Access provided via a cul-de-sac entering at the northeast corner of the property (proposed entrance is at approximately the same site as the existing driveway)
- Lots 8-11 developed as reverse frontage lots with internal access only; access to Lots 8 and 11 provided through easements
- Internal sidewalks along both sides of the cul-de-sac street
- Asphalt trail along Pohick Road to be constructed with the subdivision

- Sidewalk from the end of the cul-de-sac bulb (between Lots 10 and 11) to the asphalt trail along Pohick Road
- Rights-of-way provided along Gambrill and Pohick Roads
- Additional landscaping to be planted in Outlots A and B, along Pohick Road and Gambrill Road, and along northern property boundary (abutting existing houses)
- Typical lot landscaping for proposed houses including shade and ornamental trees

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

The Transportation Analysis identified five issues, all of which have been satisfactorily addressed in the revised plan and proffers. The identified issues were as follows:

- Provision of a proffer commitment for ancillary construction easements along Pohick and Gambrill Roads; (the dedication of rights-of-way as provided in the original plan was sufficient)
- Contribution towards Pohick Road improvements (proffer commitment)
- Re-location of trail on Pohick to be within the right-of-way (shown on GDP)
- Pedestrian connection from internal sidewalk to Pohick Road trail (shown on GDP) and,
- Provision of a right turn lane into the site from southbound Gambrill Road, to be constructed partially off-site but within existing right-of-way (proffer commitment).

The applicant has also requested a waiver of the County's minimum Public Facilities Manual standards for the radius of the cul-de-sac bulb on the internal street to meet VDOT standards. Staff has no objection to this request; further analysis will occur at the time of site plan approval.

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

##### *Issue: Tree Cover*

The subject property is almost entirely covered with mature hardwood forest. The applicant should commit to provide for tree save areas and replanting.

##### *Resolution:*

The applicant has indicated that because of the topography of the site, the grading required for construction of the proposed lots and road will require almost complete clearing. To ameliorate this, the applicant has shown significant

replanting along the backs of those lots which abut the external streets or other existing homes and on Outlot A surrounding the stormwater management plan. The applicant has also proffered to provide an embankment only stormwater management facility if possible, thereby saving more of the tree cover. The GDP shows typical lot landscaping for the home sites including deciduous and ornamental trees. The applicant has also proffered that, if the stormwater management pond should be waived, Outlot A would be left in its natural state, and if areas of Outlot A needed to be cleared and graded for construction of the development, those areas would be replanted. Staff feels that, with these commitments, this issue is resolved.

*Issue: Tree Replanting*

There are numerous American Hollies on the site, including approximately 13 trees lining the existing driveway in fairly good condition. The Urban Forester's analysis recommended that these trees be evaluated for transplanting.

*Resolution:*

In response, the applicant has proffered to develop a tree replanting plan for those trees along the existing driveway. In staff's evaluation, this issue has been addressed.

**Public Facilities Analyses**

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

*Recreational Facilities*

The proposed development is projected to add 60 persons to the current population of the Springfield District. The GDP does not show any recreational amenities to be provided by the developer. Residents of this development will need outdoor facilities including picnic, playground/tot lot, tennis, multi-use court and athletic fields. The proportional development cost to provide recreational facilities for the residents of this development while maintaining the current level of service is estimated to be \$12,060. The applicant has proffered to contribute \$670 per unit (a total of \$12,060) to the Fairfax County Park Authority for recreational facilities in a nearby park in the Springfield District.

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

The proposed development would be served by the Hunt Valley Elementary, Irving Intermediate, and Lee High Schools. It should be noted that the 1998 enrollment at Irving Intermediate School exceeded capacity, and that projections for future school enrollment indicate that it is expected to remain above capacity.

**Fire and Rescue (Appendix 10)**

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #35, Pohick. The application property currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

**Sanitary Sewer Analysis (Appendix 11)**

The subject property is located within the Pohick Creek watershed and would be sewered into the Lower Potomac Treatment Plant. An existing 8 inch line located approximately 250 from the property is adequate to serve the proposed use.

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

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

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

While complaints have been filed concerning stream erosion and yard flooding downstream of the subject property, there are no downstream deficiencies identified in the Master Drainage Plan. The applicant will be required to provide for stormwater management on-site or to prove that the proposed development will not adversely affect downstream conditions. A stormwater management pond is proposed.

**Land Use Analysis (Appendix 4)**

There are no land use issues raised in conjunction with this application.

**Residential Density Criteria**

The applicant proposes a density of 2.2 du/ac which is above the base of the recommended density range of 2-3 du/ac. In order to receive favorable consideration for any rezoning request above the recommended base density, fulfillment of at least one-half (50%) of the relevant development criteria is desirable.

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off -site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise

attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. **(FULL CREDIT)**

The applicant has provided a layout and lot sizes that are compatible with surrounding neighborhoods. Additional landscaping has been provided to soften the rear yards of the external lots as seen from the street, and to provide the residents of those lots with some buffering from the roads. Typical landscaping has been shown for the lots, including the provision of trees in the front yards of the units. The applicant has also provided for reasonable and safe pedestrian circulation by showing sidewalks on both sides of the internal street and a connection from the internal street out to the pedestrian trail along Pohick Road.

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. **(FULL CREDIT)**

The applicant has dedicated the necessary rights-of-way on Pohick and Gambrill Roads for future improvements. Because Pohick Road is included in VDOT's six year construction plan, the applicant has committed to provide \$50,000 for improvements on Pohick Road. The applicant has also committed to construct the requested right-turn lane into the site from Gambrill Road, and to provide ancillary construction easements on Gambrill and Pohick Roads.

5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(FULL CREDIT)**

The Park Authority has requested that the applicant provide \$12,060 for the provision of recreational facilities in the immediate area which will serve the future residents of this development. The applicant has committed to do so.

6. Provide usable and accessible open space area and other passive recreational facilities in excess of County ordinance requirements than those defined in the County's Environmental Quality Corridor policy. **(NOT APPLICABLE)**
7. Enhance, preserve or restore natural environmental resources on-site (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off -site environmental impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. **(HALF CREDIT)**

The applicant has committed to develop a replanting plan for 13 American hollies averaging 12" in diameter located along the existing driveway and therefore receives half credit. The applicant has also proffered to construct the proposed stormwater management pond as an embankment only facility if possible, which would contribute significantly to preserving the tree cover along Gambrell Road. Because the applicant could not commit to saving any significant portion of the existing tree cover, only half credit was awarded for this criterion.

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. **(NO CREDIT)**

Since the application is for 18 dwelling units, it is not subject to the Affordable Dwelling Unit Ordinance. However, Appendix 9 of the Land Use Element of the Board of Supervisors adopted Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential and non-residential density/intensity in excess of the low end of the density range recommended in the Comprehensive Plan. The Plan specifies that applicants should not achieve a density above 60% of the base limit of the Plan absent a contribution of land or units for affordable housing. Alternatively, this can be achieved by providing a contribution to the Housing Trust Fund. An appropriate contribution, as adopted by the Board, requires a contribution in an amount equivalent to 1% of the sales price of each of the proposed units. The proposed density of 2.2 du/ac does not exceed 60% of the base limit of the Plan range but is above the base of 2 du/ac. Therefore, a contribution equal to one-half percent (.5%) of the projected sales price of the proposed units, at a minimum, is appropriate. The applicant has not addressed this criterion.

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

**SUMMARY:** The applicant has satisfied 3 ½ of the 5 applicable criteria. Staff believes that the proposed development satisfies sufficient applicable criteria to merit favorable consideration of the requested density.

### ZONING ORDINANCE PROVISIONS

<b>Bulk Standards (R-3)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Area	10,500 sq. ft.	11,418 sq. ft.
Average Lot Area	11,500 sq. ft.	12,737 sq. ft.
Lot Width	Interior lot, 80 ft. Corner lot, 105 ft.	Interior lots, 80 ft. Corner lot, 105 ft.
Building Height	35 ft.	35 ft.
Front Yard	30 ft.	30 ft.
Side Yard	12 ft.	12 ft.
Rear Yard	25 ft.	25 ft.
Open Space	None Required	9.5%
<b>Parking</b> Parking Spaces	36 (2 spaces per unit)	36 (2 spaces per unit)

In summary, the development proposal meets all of the applicable zoning ordinance provisions.

### CONCLUSIONS AND RECOMMENDATIONS

#### **Staff Conclusions**

The application requests approval to rezone 8.17 acres from the R-1 District to the R-3 District in order to develop 18 single family detached units at a density of 2.2 dwelling units per acre.

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

### **Recommendations**

Staff recommends approval of RZ 1998-SP-015 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the request for a modification of the County's Public Facilities Manual minimum cul-de-sac radius standards to the minimum VDOT standards.

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

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

### **APPENDICES**

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



**PROFFERS****RZ 1999-SP-015****JULY 14, 1999**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia, 1950, as amended, the property owner and applicant, for themselves and their successors and/ or assigns (hereinafter collectively referred to as the "Applicant") in this rezoning, proffer that the development of the parcel under consideration and as shown on Fairfax County tax map referenced 98-1 ((1)) parcels 34 and 35 (hereinafter the "Property") will be in accordance with the following conditions, subject to approval of this rezoning application. The proffered conditions are:

1. The property shall be developed in substantial conformance with the GDP titled Gambrill Rd. Property dated Jan. 9, 1999 and revised through June 29, 1999, prepared by Charles P. Johnson & Associates, Inc.
2. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the internal lot lines of the proposed subdivision plan submission based upon final house locations and building footprints so long as such are in substantial conformance with the GDP.
3. At the time of issuance of each residential use permit the Applicant will contribute the sum of Six Hundred and Seventy Dollars (\$670.00) to total Twelve Thousand and Sixty Dollars (\$12,060.00) to the Fairfax County Park Authority for Capitol Facilities for public use in a nearby park in the Springfield District.
4. The SWM pond will be designed as an embankment only facility subject to the approval of DPWES. In the event that the SWM pond area, as shown on the GDP, is not needed or used for SWM purposes, as approved by DPWES the area shall be dedicated to the HOA for open space purposes. If clearing is required for grading on nearby lots the area shall be replanted in a mix of hardwoods and coniferous trees as to be determined by the Fairfax County Urban Forester.
5. The Applicant commits to developing a tree replanting plan Developed by a "Certified Arborist" for the American Holly trees along the existing driveway that may be reasonably replanted on the site and to a shrub and tree planting schedule for each individual lot in substantial conformance with the "on lot" planting detail shown on the GDP and for other areas as shown on the GDP.
6. The Applicant commits to build a right turn deceleration lane on Gambrill Rd. within existing Right Of Way into the site and further will dedicate and convey in

fee simple both the Right Of Way and any ancillary easements necessary to widen both Pohick and Gambrell Rd. to the Fairfax County Board of Supervisors along the Applicants property frontage as shown on the GDP at the time of subdivision plan approval or upon demand from Fairfax County or VDOT, whichever occurs first.

7. The applicant commits to the provision of Fifty Thousand Dollars (\$50,000) in cash for the use of VDOT or Fairfax County Office of Transportation for an immediate spot improvement or for the eventual widening of Pohick Rd. along the property frontage (excluding the cost of the trail which is to be constructed at the same time as the internal road) and to be provided in full upon the issuance of the 18<sup>th</sup> Residential Use Permit or upon demand after the time of the issuance of the 8<sup>th</sup> Residential Use permit.
8. Applicant will construct a trail along the Pohick Road property frontage within the right of way to be dedicated to Fairfax County for the eventual widening of Pohick Rd.
9. Applicant shall construct a public cul-de-sac street with curb, gutter and sidewalk on the street as shown on the GDP. All proposed lots shall access from the cul-de-sac only.
10. Applicant shall construct a trail from the sidewalk at the end of the cul-de-sac to connect with the trail to be constructed along Pohick Rd. and as shown on the GDP at the time that the Pohick Rd. trail and the cul-de-sac sidewalk are constructed.

**TITTLE OWNER LOT 98-1 ((1))  
PARCEL 34:**

Mission Investment Fund of the Evangelical  
Lutheran Church in America, Harvey Olson,  
Vice President

BY: \_\_\_\_\_

Harvey Olson, Vice President

**TITLE OWNER LOT 98-1 ((1))  
PARCEL 35:**

The Estate of Antoinette R. Webster

BY: \_\_\_\_\_

Anellie Wilczek, Administratrix

**CONTRACT PURCHASER /  
ASSIGNOR OF 98-1 ((1)) PARCELS 34  
AND 35**

Eastwood Properties, Inc.

BY: \_\_\_\_\_

Richard L. Labbe, President

**CONTRACT ASSIGNEE OF TM 98-1  
((1)) PARCELS 34 & 35  
Landmark Property Development, L.L.C**

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

Scott M. Herrick, Managing Member



REZONING AFFIDAVIT

APPENDIX 2

DATE: JUNE 7 1999  
(enter date affidavit is notarized)

I, John H. THILLMANN, do hereby state that I am an  
(enter name of applicant or authorized agent)

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

99-72a

in Application No(s): RZ-1999-SP-015  
(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)
<u>LANDMARK PROPERTY DEVELOPMENT LLC</u>	<u>5252 CHEROKEE AVE SE 303 ALEXANDRIA VA 22312</u>	<u>APPLICANT/ CONTRACT Assignee FOR PARCELS 34 &amp; 35</u>
<u>SCOTT M HERRICK</u>	<u>(MANAGING MEMBER)</u>	<u>MANAGING MEMBER</u>
<u>John H. THILLMANN</u>	<u>(AGENT)</u>	<u>AGENT</u>
<u>MISSION INVESTMENT FUND OF THE EVANGELICAL LUTHERAN Church in AMERICA</u>	<u>8765 W. HILLMAN RD Chicago IL 60631</u>	<u>OWNER 98-1-01-34</u>
<u>HARVEY OLSON</u>	<u>(V.P.)</u>	<u>AGENT FOR OWNER</u>
<u>ANELLIE WILCZEK, ADMINISTRATOR OF THE ESTATE OF ANTOINETTE R. WEBSTER</u>	<u>1453-2 E. CRANBERRY LAKE RD EAGLE RIVER WIS 54521</u>	<u>OWNER/ADMIN 98-1-01-35</u>
<u>EASTWOOD PROPERTIES INC</u>	<u>10300 EASTON PL. STE 120 FAIRFAX VA 22030</u>	<u>*AGENT/CONTRACT Purchaser &amp; CONTRACT ASSIGNOR PARCELS 34 &amp; 35</u>

(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 7 1999  
(enter date affidavit is notarized)

99-729

for Application No(s): RZ-1999-SP-015  
(enter County-assigned application number(s))

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

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

CHARLES P. JOHNSON ASSOC	3959 PENDER DR	ENGINEERS/AGENTS
PAUL JOHNSON	FAIRFAX VA 22030	" "
ALLAN D. BAKER		" "
HENRY M. FOX		" "

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

REZONING AFFIDAVIT

DATE: June 7, 1999  
(enter date affidavit is notarized)

99-72a

for Application No(s): RZ-1999-SP-015  
(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)  
LANDMARK PROPERTY DEVELOPMENT, LLC  
5252 CHURCH LANE AVE STE 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)  
SCOTT M. HERRICK  
BERNARDITE WAKAKA

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

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

\*\* All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: June 7, 1999  
(enter date affidavit is notarized)

99-72a

for Application No(s): RZ-1999-SP-015  
(enter County-assigned application number(s))

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

EVANGELICAL LUTHERAN Church of America, MISSION INVESTMENT FUND  
8765 WEST HIGGANS RD  
Chicago Ill 60631

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.)

FRANK R. JENNINGS	CLIMB	ROBERT E. POPE	VP/SECRETARY
RICHARD L. MCHULIFF	PRES.	INEZ M. SCHWARZKOPF	ASSOC. VP
KENNETH L. MURKEN	VP/TREASURER	FRANK TORREZ	VP/CONTROLLER
HARVEY OLSON	VP	ANDREW WATERS	VP
ARNOLD O. PIERSON	VP	MARIS A. WIMMER	ASSOC VP

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & 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)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: JUNE 7, 1999  
(enter date affidavit is notarized)

99-724

for Application No(s): RZ-1999-SP-015  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
CHARLES P. JOHNSON & ASSOCIATES, INC  
3959 PENDER DR STE 210  
FAIRFAX VA 22030

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
CHARLES P. JOHNSON  
PAUL B. JOHNSON

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

CHARLES P. JOHNSON PRESIDENT / DIRECTOR  
PAUL B. JOHNSON EXECUTIVE V.P. / SECRETARY / DIRECTOR  
CHARLES JOHNSON II SENIOR V.P. / TREASURER / DIRECTOR  
DAVID O'BRYAN DIRECTOR

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
EASTWOOD PROPERTIES INC  
10300 EATON PL STE 120  
FAIRFAX VA 22030

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
RICHARD L. LABBE

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

RICHARD L. LABBE

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



DATE: JUNE 1 1999  
(enter date affidavit is notarized)

99-729

for Application No(s): RZ-1999-SP-015  
(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.)

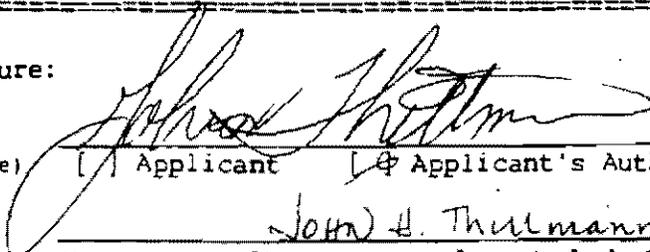
SCOTT HERRICK OF LANDMARK  
PROPERTY DEVELOPMENT, LLC GAVE IN EXCESS OF 200<sup>00</sup> TO: ELAINE M. CONNOL  
ROBERT DIX, SHARON BIALOWA, PENNY GROSS

JOHN THILLMANN GAVE IN EXCESS OF 200<sup>00</sup> TO ROBERT DIX AND PENNY GROSS

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

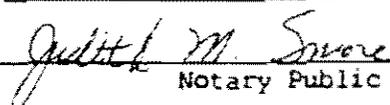
4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent  
  
JOHN H. Thillmann  
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 1th day of JUNE, 1999, in the state of VIRGINIA.

My commission expires: JANUARY 31, 2003.

  
Notary Public

## STATEMENT OF JUSTIFICATION

### Compatibility With Comprehensive Plan Policies:

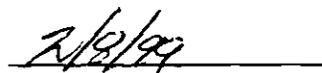
The two parcels covered by this application lie in the Pohick planning area. It is on the north side of Pohick Road at its intersection with Gambrell Rd. There are no specific objectives or plan language for this site but it is covered by the major objectives of the plan.

- 1) Protect the Occoquan: this application lies outside of the Occoquan watershed.
- 2) Preserve the rural and semi-rural character of the Occquan watershed: this application is not in the Occoquan watershed.
- 3) Preserve stable residential areas through infill development of a character and intensity/density that is compatible with existing residential areas; and preserve significant heritage resources.

This application is for residential single family detached homes. The proposal is for a Rezoning to the R-3 category on 8.17 acres. We propose to subdivide for 18 homes on the 8.17 acres giving us an overall density of 2.2 units per acre. The general density in and land use category allowed by the Plan is 2-3 Dwellings per acre which puts this proposal at the bottom of the Plan range and makes it completely compatible with the existing development in the area. The surrounding development is all zoned R-3 making this consistent with the Plan policies and with existing development in the surrounding subdivisions. It is our intent to comply with all county ordinances and requirements, if any waivers are to be requested they are as yet unknown to us and will be discussed with the Staff at the appropriate time.

**This Statement Shall Serve to Comply With Requirement Number 10 .**

  
 John H. Thillmann  
 Agent

  
 Date

**RECEIVED**  
 DEPARTMENT OF PLANNING AND ZONING

FEB 17 1999

ZONING EVALUATION DIVISION

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

JUN 8 1999

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

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

ZONING EVALUATION DIVISION

**SUBJECT: LAND USE ANALYSIS: RZ 1999-SP-015**  
Landmark Property Development

**DATE:** 8 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:* March 16, 1999.  
*Request:* Rezone from R-1 to R-2 for 18 single-family detached dwellings.  
*DU/AC:* 2.2.  
*Land Area:* 8.17 acres.

**CHARACTER OF THE SURROUNDING AREA:**

The property is located at the intersection of Pohick Road and Gambrill Road in an area that is planned for residential development at a density of 2-3 dwelling units per acre. Almost all of the land in the vicinity of the property is developed under the planned density. Newington Forest and Gambrill Court are developed under PDH-3 zoning. Gambrill Oaks, Middle Valley and Newington Woods are developed under R-3 zoning. Gambrill Estates is developed under R-5 zoning.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

**Plan Text:**

There is no site specific Plan text. On pages 31 and 35 in the LAND USE section of the 1990 Policy Plan, as amended through February 10, 1997, in the LAND USE PATTERN and LAND USE COMPATIBILITY section, the Plan states:

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

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

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

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area....”

**Plan Map:**

The Comprehensive Plan map shows that the property is planned for residential use at a density of 2-3 dwelling units per acre.

**Analysis:**

The density of this proposed subdivision is at the low end of the planned density range of 2-3 dwelling units per acre. The subdivision is compatible with the development pattern of its surroundings, and there are no design issues associated with the lot layout.

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-SP-015)

SUBJECT: RZ 1999-SP-015; Landmark Property Development, LLC  
Traffic Zone: 1580  
Land Identification Map: 98-1 ((1)) 34, 35

DATE: April 15, 1999

Comments by the Department of Transportation (FxDOT) regarding the subject application are noted below. These comments are based upon plats made available to this office, dated January 5, 1999.

- Roadway dedications for Pohick Road and Gambrill Road depicted on the submitted plats are acceptable. The applicant should provide ancillary easements along these frontages.
- The portion of Pohick Road adjacent to the site is included in the Virginia Department of Transportation's 6-year construction plan. The applicant should provide a contribution toward this improvement project in lieu of providing frontage improvements on Pohick Road.
- The proposed trail along Pohick Road is not located within the right-of-way. The trail alignment should be relocated within the proposed right-of-way. If this is not possible a trail easement agreement will be necessary.
- A pedestrian connection from the internal sidewalk to the Pohick Road trail is appropriate.
- A right-turn lane into the site from Gambrill Road should be provided within existing right-of-way.

AKR/MAD

cc: Michelle Brickner, Deputy Director, Office of Site Development Services,  
Department of Public Works and Environmental Services

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

JUN 8 1999

ZONING EVALUATION DIVISION

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ 1999-SP-015  
Landmark Property Development, LLC

**DATE:** 8 June 1999

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan revision dated, March 12, 1999. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

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

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

**"Objective 11: Conserve and restore tree cover on developed and developing sites.  
Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ..."

## **ENVIRONMENTAL ANALYSIS:**

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

### **Tree Preservation**

#### **Issue:**

The subject property is characterized by extensive mature deciduous tree cover, but no "tree save" areas are depicted on the development proposal.

#### **Resolution:**

The applicant is encouraged to integrate a tree save/open space amenity into this development. A tree save/open space amenity configured to protect the natural topography of the site as well as the stream valley is encouraged. It is recommended that the applicant work with the Urban Forestry Branch of DPWES to identify substantial tree save areas, particularly around the stream and west of the proposed pond. Regarding new landscaping, the applicant is encouraged to incorporate diverse, native species of ground cover, shrubs, and trees wherever possible.

### **TRAILS PLAN:**

The Trails Plan Map indicates that pedestrian trails are depicted on the north side of Pohick Road and on the west side of Gambrell Road. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements apply to the subject property.

BGD:MAW

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

**DATE:** April 28, 1999

**FROM:** John Zuiker, Urban Forester II *JZ*  
Urban Forestry Branch, OSDS

**SUBJECT:** Landmark Property Development, RZ 1999-SP-015

**RE:** Your request received April 6, 1999

This review is based on the Gambrill Road Property, Generalized Development Plan, dated January 5, 1999. The parcels evaluated are identified as tax map reference 098-01- -0034 & 0035.

**Site Description:** The site consists of a single family home and a mature forest stand. The existing house is located in the northern portion of the site. There are some lawn areas located around the house and along an existing driveway to the house. The driveway is lined with a row of approximately 13 American hollies which average 12 inches in diameter. These trees are in fairly good condition. There are also several other larger American Hollies scattered throughout the northern portion of the site that measure up to 18 inches in diameter.

The rest of the site, which includes all of parcel 34 and the southern half of parcel 35, is wooded. The dominant tree species are beech, oak and tulip poplar. The average tree size is from 8 to 14 inches in diameter. There are several trees that are 20+ inches in diameter. The understory growth on the site is sparse with the predominate understory species being the same as the mature tree species.

The western portion of the site has numerous American hollies in varying diameters and heights while the southeastern portion of the site has numerous mountain laurels.

1. **Comment:** The site is wooded except for the area around the existing house. The present Generalized Development Plan does not show an accurate existing treeline for the property.

**Recommendation:** The plan should show the correct existing treeline and identify specific tree preservation areas.

Tracey Swagler  
Gambrill road Property  
RZ 1999-SP-015  
Page 2

2. **Comment:** A majority of the site is wooded with mature trees in good condition.

**Recommendation:** Provide a tree preservation plan which shall provide a description of the measures which will be taken to ensure tree preservation throughout the development process, including the demolition of the existing buildings. These measures may include root pruning, mulching, soil preparation, pruning, etc. The tree preservation plan must be prepared by a certified arborist. The proposed houses should be located to the front of the lots in an effort to preserve the maximum number of existing trees in the rear of the lots. Tree preservation is unlikely in the front and on the sides of these lots because of their size.

3. **Comment:** There are numerous American hollies on the site.

**Recommendation:** Some of the American hollies in the western end of the site should be evaluated for transplanting and should be considered in the tree preservation plan. The American hollies along the entrance road to the existing house vary in stages of health but should be considered for preservation.

4. **Comment:** The proposed stormwater management pond has numerous mature trees.

**Recommendation:** The applicant should evaluate all the options for maximizing tree preservation in Parcel A. If possible, an "embankment only" facility should be provided.

JHZ/  
UFBID # 99-1189

cc: Environmental Planner, DPZ  
Land Use Planner, DPZ  
RA file

**Fairfax  
County  
Park  
Authority**



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

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

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

**SUBJECT:** RZ 1999-SP-015  
Gambrill Road Property  
Loc: 98-1((1))34,35

**DATE:** April 7, 1999

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

Provide the proportional cost of \$12,060 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 Gambrill Road Property will construct 18 single family units that will add 60 residents to the current population of Springfield District. The plan does not show any recreational amenities planned at the site. 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 to provide these facilities, to maintain the current level of service, is \$12,060.

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

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

Barbara Byron  
RZ 1999-SP-015  
Gambrill Road Property  
April 7, 1999  
Page 2

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

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

Date: 3/29/99  
Map: 98-1

FROM: Facilities Planning (246-3609)

Acreeage: 8.17 PU 1706,4452

From: R-1 To: R-3

SUBJECT: Schools Analysis. Rezoning Application

Case# RZ/ FDP-99-SP-015

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

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning Increase Decrease	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students		
Elem. (K-6)	S/F	18	x .4	7			x		7	
Inter. (7-8)	S/F	18	x .071	2			x		2	
High (9-12)	S/F	18	x .154	3			x		3	

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

School Name And Number	Grade Level	9/30/98 Capacity	9/30/98 Membership	Projected Membership				
				99-00	00-01	01-02	02-03	03-04
Hunt Valley	K-6	789	675	685	670	673	686	691
Irving	7-8	1100	1235	1164	1225	1279	1284	1325
Lee	9-12	1800	1730	1708	1657	1555	1539	1527

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

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

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

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ  
1999-SP-015

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

MAR 25 1999

ZONING EVALUATION DIVISION

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 #35, Pohick.
2. After construction programmed for FY 19\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: April 14, 1999  
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 1999-SP-015  
 Tax Map No. 098-1- /01/ /0034, 0035

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

1. The application property is located in the Pohick Creek (N-1) watershed. It would be sewered into the Lower Potomac Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control 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 located at the intersection of King Ridge Ct. and King Ridge Lane and approx. 250 feet from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use +Application		Existing Use + Application Previous 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 or comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**FAIRFAX COUNTY WATER AUTHORITY**  
8570 Executive Park Avenue- P. O. Box 1500  
Merrifield, Virginia 22116-0815  
(703) 289-6000

March 26, 1999

**MEMORANDUM**

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

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

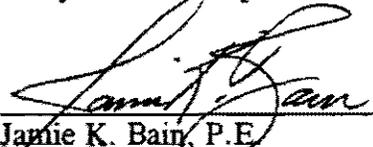
**SUBJECT:** Water Service Analysis, Rezoning Application RZ 99-SP-015

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
MAR 31 1999  
ZONING EVALUATION DIVISION

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

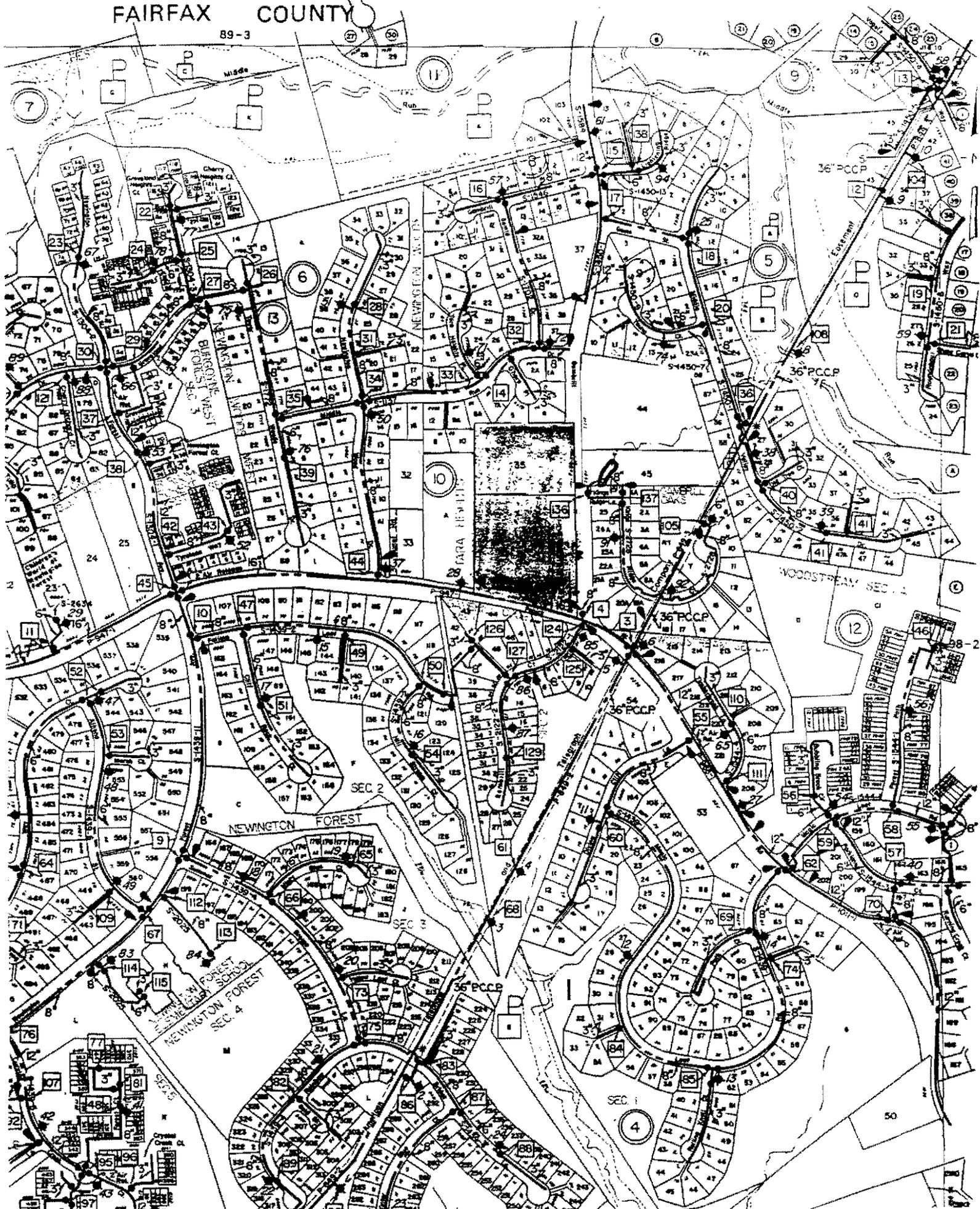
1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 16 inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Attachment

# FAIRFAX COUNTY

89-3

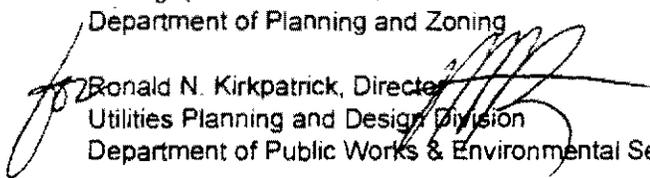


## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

DATE: 4-23-99

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Landmark Property Development, LLC

Application Number: 1999-SP-015

Type of Application: RZ

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

Date Received in UP&DD: March 23, 1999

Date Due Back to DPZ: April 4, 1999

Site Information: Location - 98-1((1))34,35  
 Area of Site - 8.17 acres  
 Rezone from - R-1 to R-3  
 Watershed/Segment - Pohick Creek / Belvoir

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

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

If yes, describe: **There have been complaints, on file with PSB, concerning stream erosion and yard flooding, downstream of this proposed development.**

- Master Drainage Plan (proposed projects): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- UP&DD Ongoing County Drainage Projects: **None.**
- Other Drainage Information: **None.**

RE: Rezoning Application Review

II. Trails:

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program:

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

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other UP&DD Projects or Programs:

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **Landmark Property Development, LLC / RZ1999-SP-015**

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

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

DRAINAGE RECOMMENDATIONS: **None.**

TRAILS RECOMMENDATIONS: **None.**

SCHOOL SIDEWALK RECOMMENDATIONS: **None.**

SANITARY SEWER E&I RECOMMENDATIONS:

Yes  **NOT REQUIRED**

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

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

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: **Applicant should coordinate plans with VDOT for Pohick Road concerning any known easements.**

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)	

RNK/rz99sp15.wpd

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

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Environmental Management.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DEM for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DEM for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code; includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

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