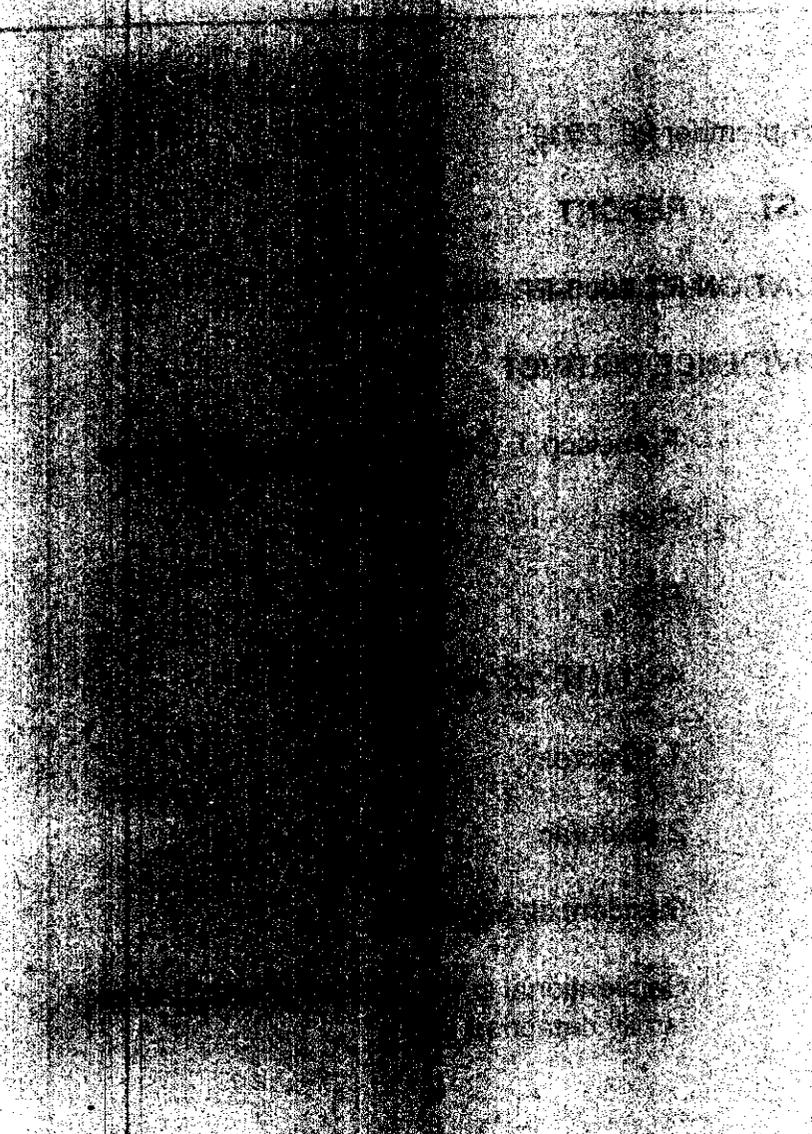




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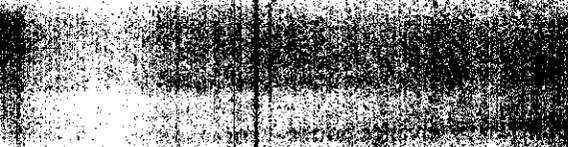
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FAIRFAX COUNTY

APPLICATION FILED: January 26, 2000
PLANNING COMMISSION: October 5, 2000
BOARD OF SUPERVISORS: not scheduled

V I R G I N I A

September 20, 2000

STAFF REPORT

APPLICATION RZ 2000-PR-006

PROVIDENCE DISTRICT

APPLICANT:	Francisco J. Cortes and Leanne C. Spies
PRESENT ZONING:	R-2
REQUESTED ZONING:	R-3
PARCEL(S):	48-1 ((1)) 127 and 128
ACREAGE:	1.19 acres
DENSITY:	2.52 du/ac
PLAN MAP:	Residential; 3-4 du/ac
	Conventional subdivision of three (3) single family detached lots

STAFF RECOMMENDATIONS:

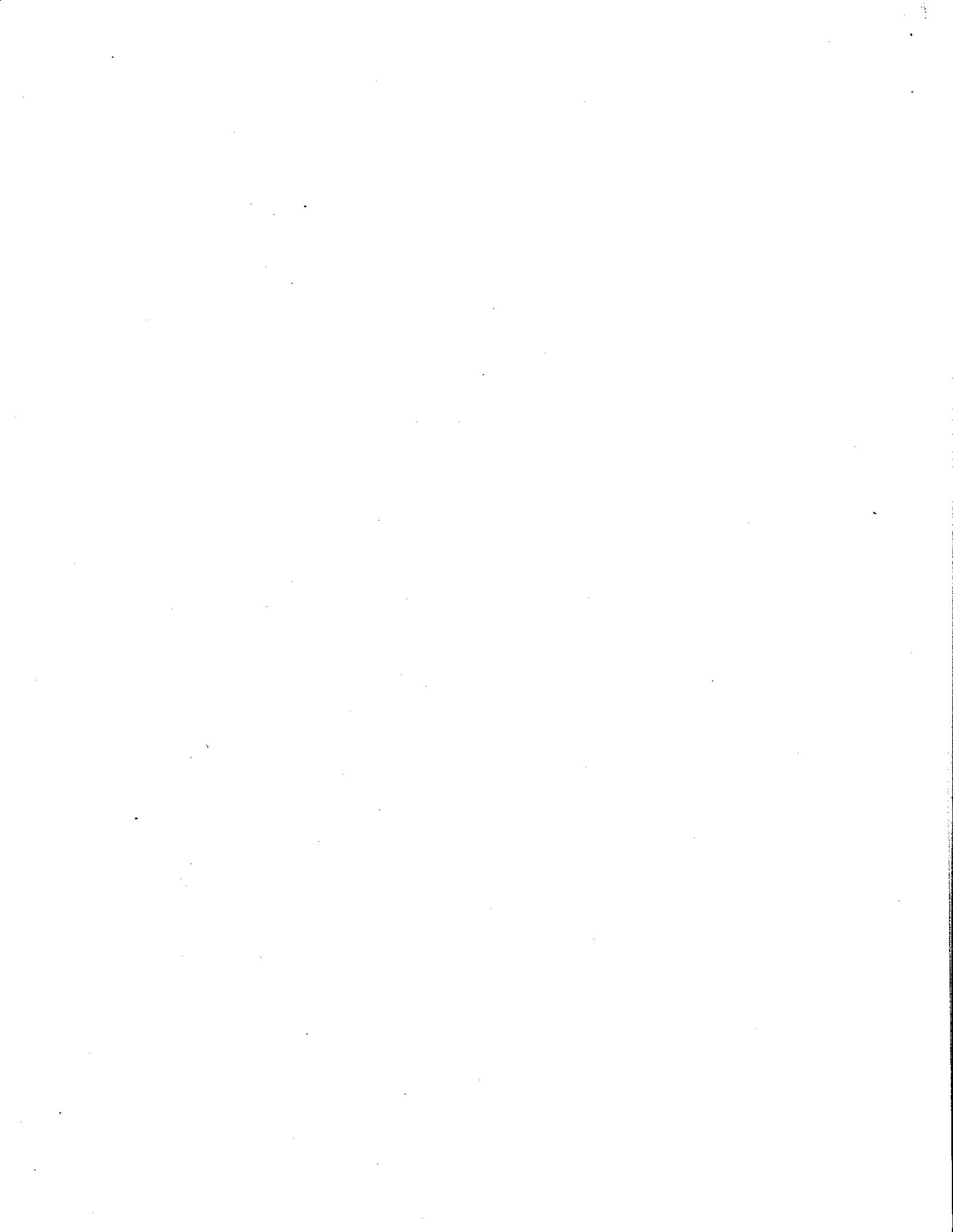
Staff recommends approval of application RZ 2000-PR-006 subject to the execution of proffers consistent with those in Appendix 1.

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

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

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

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REZONING APPLICATION

RZ 2000-PR-006

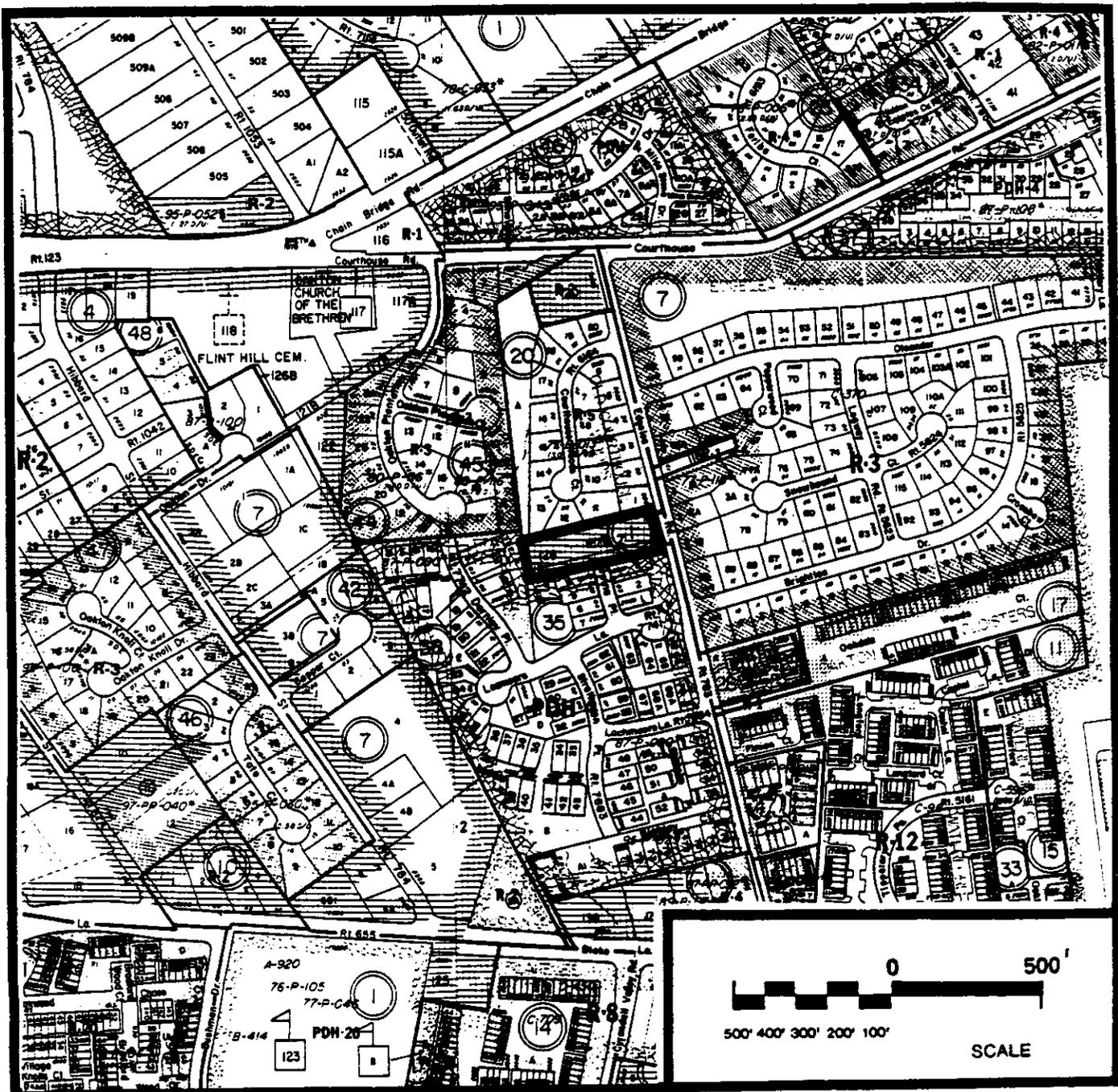
FILED 01/26/00 FRANCISCO J CORTES LEANNE C. SPIES
TO REZONE: 1.19 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-2 TO THE R-3 DISTRICT
LOCATED: ON THE W. SIDE OF EDGELEA RD., APPROX. 850 FT. S.
OF ITS INTERSECTION WITH COURTHOUSE RD.
ZONING: R- 2
TO: R- 3
OVERLAY DISTRICT(S):
MAP REF 048-1- /01/ /0127- ,0128-



REZONING APPLICATION

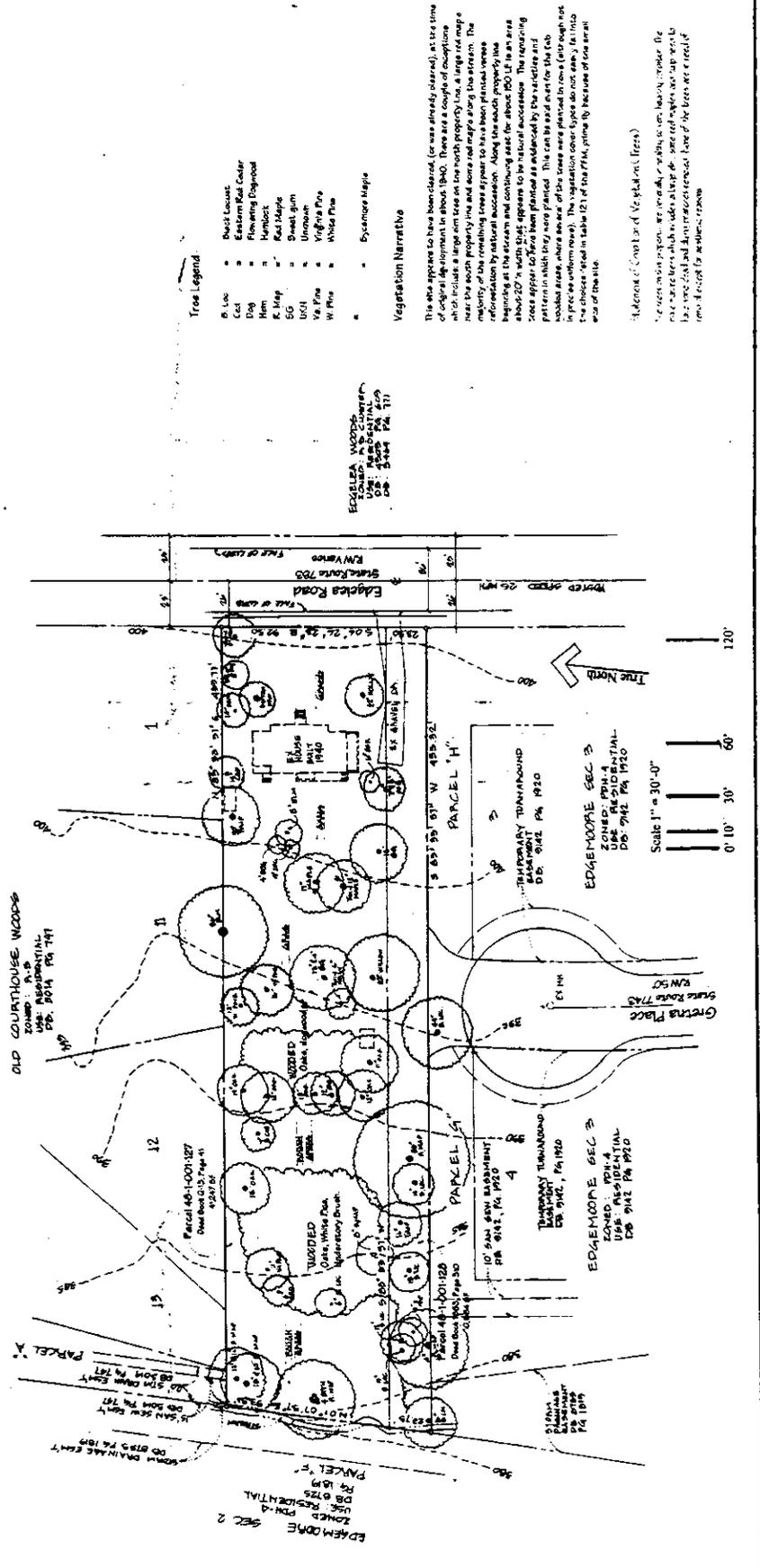
RZ 2000-PR-006

FRANCISCO J CORTES LEANNE C. SPIES
FILED 01/26/00 TO REZONE: 1.19 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-2 TO THE R-3 DISTRICT
LOCATED: ON THE W. SIDE OF EDGELEA RD., APPROX. 850 FT. S.
OF ITS INTERSECTION WITH COURTHOUSE RD.
ZONING: R- 2
TO: R- 3
OVERLAY DISTRICT(S):
MAP REF 048-1- /01/ /0127- ,0128-



DATE	REVISION NO.	DESCRIPTION	APPROVED DATE

Existing Vegetation Map
 for the Property Located at
2850 Edgely Road
 Fairfax County, Virginia



- Tree Legend**
- Black Locust
 - Eastern Red Cedar
 - Elm
 - Flowering Dogwood
 - Hemlock
 - K. Maple
 - Red Maple
 - EG
 - Sweet gum
 - Unknown
 - WXH
 - Va. Pine
 - White Pine
 - W. Pine
 - White Pine
 - Sycamore Maple

Vegetation Narrative

This site appears to have been cleared, (or was already cleared), at the time of original development in about 1940. There are a couple of exceptions which include a large elm tree on the north property line, a large red maple on the property line and more red maple along the stream. The majority of the trees are scattered along the stream. The stream flows north-south along the eastern side of the site. The stream begins at the stream and continues east for about 200 ft to an area about 20' x with that appears to be natural succession. The remaining trees appear to have been planted as evidenced by the scattered and pattern in which they were planted. This can be seen in the sub-division area, where some of the trees were planted in rows (although not in precise uniform rows). The vegetation color types do not easily fit into the color codes in Table 12.1 of the FPM, prior to the side of one acre at end of the site.

Reference: Code Book of Virginia (1992)

The stream portion, which is mostly a small, narrow, stream, is an important feature of the site which includes a large amount of riparian habitat. The trees are a result of natural succession.

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

DESCRIPTION OF THE APPLICATION

Proposal: Rezone 1.19 acres from the R-2 to the R-3 District, for the development of a conventional subdivision of three (3) single family detached homes.

Location: West side of Edgelea Road approximately 850 feet south of Courthouse Road.

Proposed Density: 2.52 du/ac

Waivers and Modifications: none

LOCATION AND CHARACTER

Site Description:

The 1.19 acre application property is located on the west side of Edgelea Road between the Old Courthouse Woods Subdivision to the north and the Edgemoore Subdivision to the south. The site is developed with an existing house constructed in 1940, which is proposed to be removed. The western ¾ of the site is characterized by forested areas, the eastern ¼ of the site—the location of the existing house—includes several healthy, mature trees surrounding the existing house.

SURROUNDING AREA DESCRIPTION				
Direction	Use	Average Lot Size	Zoning	Plan
North	Residential, SFD (3.0 du/ac) Old Courthouse Woods Subdivision	13,400 sq ft	R-5	Residential, 3-4 du/ac
South & West	Residential, SFD (3.6 du/ac) Edgemoore Subdivision	5,100 sq ft	PDH-4	Residential, 3-4 du/ac
East	Residential, SFD Edgelea Woods Subdivision	12,700 sq ft	R-3, cluster	Residential, 2-3 du/ac

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: II
Planning District: Fairfax
Planning Sector: Mosby (F3)
Plan Map: Residential, 3-4 du/ac
Plan Text:

"The Mosby Woods sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity..."

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

Title of GDP: "Generalized Development Plan for the Property Located at 2850 Edgelea Road"
Prepared By: GDN Engineering, Inc.
Original and Revision Dates: November 1, 1999 as revised through July 26, 2000

The Generalized Development Plat consists of two (2) sheets. **Sheet two (2)** is the existing vegetation map. **Sheet one (1)** shows the following features:

- Three (3) lots for single family dwelling units with an average lot size of 15,937 square feet at a density of 2.52 du/ac;
- Existing temporary cul-de-sac of Gretna Place to be extended and replaced with a permanent cul-de-sac, partially in the Edgemoore Subdivision and partially on the subject property. Will be constructed as a public street.
NOTE: the dedication of land for proposed cul-de-sac (on Edgemoore Home Owner's Association land and two adjacent lots) will not have an adverse impact on the proffered FDP approved with RZ/FFDP 87-P-090, Edgemoore Subdivision;
- Temporary cul-de-sac easement for Gretna Place to be scarified and restored;
- Access to all lots from the extended Gretna Place;
- Potential stormwater management area, to become part of lot 3 if requirement is waived;
- Limits of clearing and grading protecting the far western end of the subject property as undisturbed area.

Transportation Analysis (Appendix 5)***Issue: Gretna Place Temporary Cul-de-sac***

The applicant should eliminate the temporary cul-de-sac on Gretna Place and provide a permanent cul-de-sac on the subject property.

Resolution:

The applicant has revised the GDP to show a permanent cul-de-sac, partially constructed on the subject property and partially constructed on the adjacent Edgemoore Subdivision. The applicant has proffered that (1) the right-of-way necessary for the proposed cul-de-sac will be dedicated by the current owners or obtained and then dedicated by the applicant (not condemned by Fairfax County), and (2) if the right-of-way for the proposed cul-de-sac is not obtained, development of the property will require a PCA. The applicant has also proffered to scarify and restore the temporary cul-de-sac on Gretna Place. This issue is resolved.

Environmental and Urban Forestry Analysis (Appendices 6 and 7)***Issue: Tree Preservation***

The highest priority areas for tree preservation on the subject property are two stands of young native and landscape trees—which would have a better chance of survival than many other, older, trees which are in poorer condition; a 30 inch elm and 30 inch maple located on the lot line with adjoining lot 11 of Old Courthouse Woods; and several trees in the area of the existing house including a 22 inch American holly and a 30 inch tulip poplar. The applicant should work with the Urban Forestry Branch to preserve these trees during clearing and construction.

Resolution:

The applicant has proffered to designate individual trees on lots to be preserved in addition to those areas within the limits of clearing and grading. The applicant has also proffered to the installation of tree protection fencing at the dripline of all trees designated to be saved. Staff believes this issue has been addressed.

Issue: Water Quality/Best Management Practices

Notes on the previously submitted development plan indicated that the applicant would be seeking waivers of the stormwater/best management practice requirements. Staff indicated that it would be appropriate for the applicant to demonstrate a possible location for a stormwater best management practice facility in the event that DPWES did not grant waivers of the stormwater requirements.

Resolution:

The applicant has revised the GDP to show a possible location for a stormwater/best management practice facility. If the requirements are waived, proffer commitments state that the area designated for the stormwater management pond will become a part of proposed Lot3. This issue is resolved.

Public Facilities Analysis (Appendices 8 through 13)**Fairfax County Park Authority (Appendix 8)*****Issue: Recreational Facilities***

The proposed development is projected to add approximately 6 persons to the current population of the Providence District. Although 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 \$1,230.

Resolution:

The applicant has not proffered to contribute funds to the Fairfax County Park Authority for recreational facilities.

Fairfax County Public Schools (Appendix 9)

The proposed development would be served by the Mosby Woods Elementary, Jackson Middle, and Oakton High Schools. All of these schools are currently above capacity, and are projected to continue for the foreseeable future. One elementary student is projected to be added to the schools by the proposed development.

Fire and Rescue (Appendix 10)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #34, Oakton. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department. The Plans Review Section has reviewed and approved the current proposal for a modified "Y" at the terminus of Gretna Place.

Sanitary Sewer Analysis (Appendix 11)

The subject property is located within the Accotink Creek (M-1) watershed and would be sewered into the Norman M. Cole, Jr. Pollution Control Plant. An existing 8 inch line located in Gretna Place approximately 70 feet from the subject property is adequate for the proposed use.

Fairfax County Water Authority (Appendix 12)

The analysis states that the application is located within the franchise area of the Fairfax County Water Authority. Adequate domestic water service is available at the site from existing 8 and 12 inch water mains located at the site.

Utilities Planning and Design, DPWES (Appendix 13)

The analysis states that there are no drainage or flooding complaints associated with the subject property.

Land Use Analysis (Appendix 4)

The proposed density of 2.52 du/ac is below the Comprehensive Plan recommendation of 3-4 du/ac; therefore, the Residential Density Criteria do not apply. The proposed average lot size of 15,937 square feet would serve as a buffer between the smaller lots of Edgemoore Subdivision to the south (5,100 square feet average), and the larger lots of Old Courthouse Woods Subdivision to the north (13,400 square feet average).

Issue: Compatibility

The Comprehensive Plan text calls for "development that is compatible with existing development ... in terms of use, type and intensity..." The two proposed new lots would access Gretna Place, a public cul-de-sac street within the Edgemoore Subdivision. Edgemoore was developed and built as a cohesive subdivision, and has a distinct, unified look. Therefore, the proposed houses should be constructed of same materials and with the same types of architectural features as the existing homes in Edgemoore, so as to appear to be part of the development.

Resolution:

The applicant has proffered that the proposed houses will be compatible in design, square footage, and materials with the existing homes on Gretna Place. This includes a commitment to construct the new houses of stucco-like material and siding—like the existing houses in Edgemoore—of the same color as the existing houses. Architectural detailing and features such as window placement will also match the existing homes. Staff feels that this issue has been addressed.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-3)		
Standard	Required	Provided
Average Lot Size	11,500 square feet	15,937 square feet
Minimum Lot Size	10,500 square feet	13, 498 square feet
Lot Width: Interior	80 feet	80 feet
Building Height	35 feet	35 feet
Front Yard	30 feet	30 feet
Side Yard	12 feet	12 feet
Rear Yard	25 feet	98 feet
Transitional Screening & Barrier: none		

Summary of Zoning Ordinance Provisions

All applicable Zoning Ordinance Provisions have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that the applicant has provided a design in keeping with the development patterns in the area, which will result in a development that is compatible with the surrounding developments. Staff believes that the proposed development is in conformance with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of application RZ 2000-PR-006, subject to the execution of proffers consistent with those in Appendix 1.

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

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

APPENDICES

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



PROFFERS**RZ-2000-PR-006**

September 18, 2000

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned, as the applicant in the above-referenced Rezoning Application and the owners of the Property, (hereinafter referred to as Applicant) which is the subject matter thereof, being approximately 1.19 acres identified as Tax Map 48-1-((1)) 127 and 128 (hereinafter referred to as the Property), hereby proffer for themselves and their successors and assigns that the development of the Property will be subject to the following terms and conditions provided that the Board of Supervisors approves the application.

1. The Property shall be developed in substantial conformance with the Generalized Development Plan dated November 1, 1999, revised to July 26, 2000 (the GDP) prepared by GDN Engineering, Inc.. The Applicant does not intend by this Proffer to waive the right to make minor engineering modifications permitted and rendered necessary by the subdivision ordinance, the zoning ordinance or by the Public Facilities Manual, as determined by the Zoning Administrator and/or Department of Public Works and Environmental Services (DPW&ES).
2. Limits of Clearing and Grading. The Applicant shall substantially conform to the limits of clearing and grading shown on the GDP, subject to installation of utility lines, if necessary, as approved by DPW&ES. Any disturbance shall be designed in the least disruptive manner reasonably possible, as determined by the Urban Forester, DPW&ES. In the event that the requirement for an onsite stormwater management facility is waived, the area shown as a stormwater management facility on the GDP shall be included in the limits of clearing and grading.
3. Stormwater Management. Unless waived or modified by DPW&ES, the Applicant shall provide a stormwater management facility in accordance with Public Facility

Manual regulations. In the event that the stormwater management facility is not waived, said facility shall be provided as generally shown on the GDP. In the event that the requirement for an onsite stormwater management facility is waived, the area shown as a stormwater management facility becomes part of Proposed Lot 3 as shown on the GDP.

4. Building Design and Building Materials. The proposed new structures ~~on Lots 2 and 3~~ shall be compatible similar in design, square footage and materials with the residences along Gretna Place adjacent to the Property. The new structures shall be two-story single family detached residences and the exterior of the structures shall be stucco-like material and siding of the same color as the existing homes on Gretna Place on all sides. The architectural detailing and features such as window placement shall be the same as that of the existing homes on Gretna Place, a sample photograph of which is attached to these Proffers as Exhibit A.
5. Ingress/Egress. Proposed Lots 1, 2 and 3 will have access from Gretna Place.
6. Cul-de-Sac. The applicant shall construct extended portion of Gretna Place (Cul-de-Sac) as shown on the GDP, and will scarify and replant the temporary cul-de-sac of Gretna Place, including the reconstruction of the resulting road section consistent with the adjacent/connecting section as to width, curb, gutter and sidewalk. The cul-de-sac will become a part of the public street. In the event that Fairfax County holds funds in escrow for the reconfiguration of the Gretna Place temporary cul-de-sac, the applicant will be permitted to apply these escrowed funds to the cost of the improvements contemplated in this Proffer. The vacation and restoration of the temporary cul-de-sac easements will occur after the acquisition and construction of the permanent cul-de-sac is complete. The additional land required for the construction of the new cul-de-sac as shown on the GDP shall be dedicated by the property owners or the applicant, and no public condemnation shall be required for the construction of the new cul-de-sac.

Notwithstanding the submission for processing of any applications, plans, or plats in furtherance of the development of the Application Property, the Applicant acknowledges that no such application, plan, or plat shall be approved by Fairfax County until or unless the dedication of right-of-way proposed off-site as shown on the Generalized Development Plan (GDP) is final. In the event that such dedication does not occur, any development of the Application Property under the R-3 District shall require a proffered condition amendment and the Applicant acknowledges that such amendment may result in a loss of density.

7. Tree Preservation.

The Applicant shall contract with a certified arborist (the "Project Arborist") to prepare a tree preservation plan to be submitted as part of the first subdivision plan submittal. The tree preservation plan shall be reviewed and approved by the Urban Forestry Branch. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 12 inches or greater in diameter, measured 4 1/2 feet from the ground, and located within twenty (20) feet of the limits of clearing and grading for the entire Application Property. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart, shall be placed at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site, including the demolition of any existing structures. All tree preservation activities, including installation of tree protection fencing, shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing, grading, or demolition activities on the site the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

The demolition of existing features and structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved, as determined in consultation with the Urban Forester. The methods to minimize impact on existing trees shall include, as an alternative, subject to any other legal requirements, leaving in place the existing foundations for structures to be demolished as determined in consultation with the Urban Forestry Division. These methods shall be described in the tree preservation plan.

Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to installation of utility lines, stormwater management facilities, recreational improvements, and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in consultation with DPW&ES. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period.

Before or during the pre-construction meeting, the Applicant shall walk the limits of clearing and grading with an Urban Forestry Branch representative and the Project Arborist to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their proximity to disturbance shall also be identified at this time and the Applicant shall remove such trees as part of the clearing operation. Any tree designated for removal at the edge of the limits of clearing and grading and within the tree preservation area shall be removed using chain saws. The stump shall be cut as close to ground level as practical. If a stump must be removed this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the tree preservation area.

SIGNATURE PAGE FOLLOWS

TITLE OWNERS:

FRANCISCO J. CORTES

Francisco J. Cortes
Title Owner

LEANNE C. SPIES

Leanne C. Spies
Title Owner



REZONING AFFIDAVIT

DATE: June 1, 2000
 (enter date affidavit is notarized)

I, Michelle A. Rosati, 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 *2000-206*

in Application No(s): RZ 2000-PR-006
 (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)
Francisco J. Cortes	2850 Edgelea Rd. Vienna, Va. 22181	Title Owner/ Applicant
Leanne C. Spies	2850 Edgelea Rd. Vienna, Va. 22181	Title Owner/Applicant
Michelle A. Rosati	6862 Elm St. Suite 220	Attorney/Agent
HUNZEKER & LYON, P.C.	McLean, Va. 22101	
Jane Kelsey	4041 Autumn Ct. FAIRFAX, VA. 22030	Agent
JANE KELSEY & ASSOC., INC.	Fairfax, Va. 22030	
Lori Greenleaf	14368 Nandina Ct. Centreville, Va. 20120	Agent
Donald D. Smith	5618 Wharton Lane Centreville, Va. 20120	Former Agent

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

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

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

REZONING AFFIDAVIT

DATE: June 1, 2000
(enter date affidavit is notarized)

2000-206

for Application No(s): RZ 2000-PR-006
(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)
Jane Kelsey & Assoc., Inc.
4041 Autumn Court
Fairfax, Va. 22030

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

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

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

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

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

REZONING AFFIDAVIT

DATE: June 1, 2000
(enter date affidavit is notarized)

2000-206

for Application No(s): RZ 2000-PR-006
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Hunzeker & Lyon, P.C.
6862 Elm Street Suite 220
McLean, Va. 22101

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

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

Matthew J. Hunzeker - General Partner
Jonathan E. Lyon - General Partner

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

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

REZONING AFFIDAVIT

DATE: June 1, 2000
(enter date affidavit is notarized)

2000-206

for Application No(s): RZ 2000-PR-006
(enter County-assigned application number(s))

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

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

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

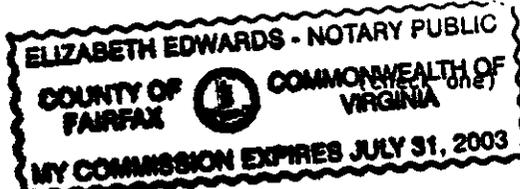
3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

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

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

WITNESS the following signature:



Michelle A. Rosati

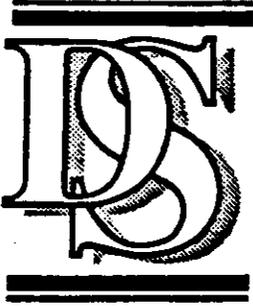
[] Applicant [X] Applicant's Authorized Agent

Michelle A. Rosati Attorney/Agent

(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 1 day of June, 2000, in the state of Virginia.

My commission expires: July 31, 2003. Notary Public



Donald D. Smith
 Zoning Consultant
 5618 Wharton Lane
 Centreville, Va. 22020
 (703)830-1990

Zoning
 Rezoning
 Special Exceptions
 Special Permits
 Variances
 Title Research
 Non-Residential Use Permits
 Parking Studies
 Site Plan Waivers
 House Location Plans/Drafting
 Permit Services
 Temporary Permits

STATEMENT OF JUSTIFICATION

The Subject Property Located on Tax 48-1 001 & Parcels
 127 & 128, Conforms With The Fairfax County Comprehensive
 Plan, Adopted By The Fairfax County Board OF Supervisors,
 August 1, 1991.

Donald D. Smith

Agent

11/19/99

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

NOV 29 1999

ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: RZ 2000-PR-006
(Cortes/Spies)

DATE: 21 June 2000

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:

<i>Date of Development Plan</i>	February 2, 2000
<i>Request</i>	Rezoning from R-2 to R-3 for three single-family detached dwelling units
<i>DU/AC</i>	2.5
<i>Land Area</i>	1.19

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

Direction of Adjacent Land	Existing Use	Existing DU/AC	Average Lot Size (sq. ft.)	Planned Use, DU/AC	Zoning
NORTH	residential	3.0	13,400	Res., 3-4	R-5c
SOUTH	residential	3.6	5,100	Res., 3-4	PDH-4
EAST	residential	unknown	12,700	Res., 2-3	R-3c
WEST	residential	2.7	13,700	Res., 3-4	R-3

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

On page 57 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Mosby Woods Community Planning Sector (F3) in the Fairfax Planning District, the Comprehensive Plan states:

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

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

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

Plan Map:

The Comprehensive Plan map indicates that the subject property is planned for residential use at a density of 3-4 dwelling units per acre.

Analysis:

The proposed density of 2.5 dwelling units per acre is below the Plan’s recommendation for 3-4 dwelling units per acre. Therefore, there are no land use issues.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3- 4 (RZ 2000-PR-006)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-PR-006; Francisco J. Cortes, Leanne C. Spies
Traffic Zone: 1606
Land Identification Map: 48-1 ((1)) 127, 128

DATE: April 24, 2000

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this Department dated November 1, 1999.

The applicant requests the rezoning of 1.19 acres from the R-2 district to the R-3 district. The applicant proposes to develop this property as three lots with an average lot area of 11,500 square-feet.

The department has reviewed the subject application and offers the following comments:

- The applicant should eliminate the temporary cul-de-sac on Greta Place and provide a permanent cul-de-sac on the subject site per PFM standards.

AKR/AK:ak
c:\mword\rz-cases\rz00pr06

cc: Michele Brickner, Director, Office of Site Development Service, Department of Public Works and Environmental Services

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-PR-006
Cortes & Spies

DATE: 21 June 2000

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, November 1, 1999. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.

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

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

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

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

On page 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.

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed 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.

Water Quality Best Management Practices

Issue:

The subject property falls within the Difficult Run Watershed of Fairfax County as well as within the County's Chesapeake Bay Preservation Area. Note 7 of the development plan indicates that the applicant will be seeking waivers of the stormwater/ best management practice requirements.

Resolution:

It is appropriate that the applicant demonstrate a possible location for a stormwater best management practice facility in the event that DPWES does not grant waivers of the stormwater requirements.

Barbara A. Byron
RZ 2000-PR-006
Page 3

TRAILS

The Trails Plan Map depicts a pedestrian trail on the west side of Edgelea Road. The Director, Department of Public Works and Environmental Services will determine what trail requirements may apply to the subject property at the time of plan review.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: April 17, 2000

FROM: Keith W. Cline, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: 2850 Edglea Road, RZ 2000-PR-006

RE: Your request received March 21, 2000

This review is based on the Generalized Development Plan (GDP) which is stamped as received in the Department of Planning and Zoning on January 13, 2000, and a site visit conducted on April 4, 2000.

Site Description: This is an existing single family home lot. The vegetation on this lot is a mix of 1) mature, native, bottomland forest trees, including red maple and American elm, 2) planted landscape trees, both native and non-native, and 3) scattered pioneer forest trees, primarily black locusts. Two stands of young landscape and native trees are located in the rear yard outside of the mowed lawn areas. The health of the existing trees varies from excellent to poor. A 30 inch diameter red maple is located near the property line with existing lot 4 of Edgemore Section 3. A 30 inch diameter elm is located on the property line with existing lot 11 of Old Courthouse Woods; a 30 inch diameter silver maple is located next to this tree on lot 11. A stream is located along the western property line; several large, multi-stem red maples are located along the stream bank.

General Comments: The highest priority areas for tree preservation are the two stands of young landscape and native trees located in the rear yard outside of the mowed lawn areas (labeled as "wooded" on the Existing Vegetation Map), the 30 inch elm and 30 inch silver maple near the property line with existing lot 11, and several trees in the area of the existing house, including the 22 inch American holly and the 30 inch tulip poplar. The two stands of young native and landscape trees contain numerous, healthy 4 to 14 inch diameter trees. These trees are more likely to survive the construction process than several of the more mature, less healthy trees on the site.

1. **Comment:** The Existing Vegetation Map (EVM) on sheet 2 of 2 includes information on the sizes and locations of some of the individual trees on the site, but does not meet all the Zoning Ordinance requirements of an EVM. The EVM does not include the approximate area of each cover type 500 square feet or greater. The "statement of condition of vegetation (trees)" on this sheet is not accurate; the health of the existing trees varies from excellent to poor. At least one of the existing trees shown on the EVM, the 15 inch sweet gum, is not accurately plotted.

Recommendation: Additional information on the existing vegetation on the site must be provided as part of the EVM, including the approximate area of each cover type 500 square feet or greater, a listing of the primary tree species in each cover type, a general statement regarding the successional stage of each cover type containing woody vegetation, and an accurate assessment of the general health and condition of each cover type. All of these elements are EVM submission requirements. The locations and sizes of the existing trees shown on the EVM should also be verified in the field and corrected where necessary.

2. **Comment:** The GDP shows what appears to be building envelopes on proposed lots 2 and 3; however, no additional information is provided on proposed house, street and/or driveway locations. It is difficult at this time to comment on the potential for tree preservation on lots 2 and 3 without a more detailed development proposal.

Recommendation: The GDP should contain more detailed development information including proposed house, street and/or driveway locations, so that proposed and potential tree preservation can be assessed.

3. **Comment:** No stormwater management or BMP facilities or easements, including storm drainage easements for the new development, are shown on the GDP. General Note #7 on sheet 1 of 2 of the GDP states that waivers of the stormwater management and BMP requirements will be requested; however, if these facilities and easements are not waived, they may further limit the potential for tree preservation on the site.

Recommendation: All required stormwater and BMP facilities and easements should be shown on the GDP to accurately assess their potential impact on tree preservation on the site.

4. **Comment:** General Note #15 on sheet 1 of 2 states that existing trees will be saved where possible to meet the required 20% tree cover, or additional trees will be planted, if necessary to meet the requirement.

Recommendation: Obtain a commitment to provide the required 20% tree cover through preservation of existing on-site trees. Preservation should include trees around the existing house as shown, along the existing stream as shown, and in at least one of the two existing stands of young landscape and native trees located on proposed lot 3 and at the rear of proposed lot 2 (see comment #5 below).

5. **Comment:** The co-owned 30 inch elm and the 30 inch silver maple on existing lot 11 of Old Courthouse Woods may be adversely impacted by construction if the limits of clearing and grading remain as shown on the north side of proposed lot 2.

Recommendation: The limits of clearing and grading on the north side of proposed lot 2 should be located a minimum of 25 feet from the property line to help ensure survival of the co-owned 30 inch elm and the 30 inch silver maple on existing lot 11. Also, relocating the limits of clearing and grading a minimum of 25 feet from the north property line of proposed lot 3 will preserve a portion of the existing groupings of young landscape and native trees mentioned in comment #4 above.

6. **Comment:** Trees to be preserved on this site will require protection and care throughout the development process.

Recommendation: Recommended proffer language to address this issue: "The applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter, 10 feet to either side of the proposed limits of clearing and grading for the entire site. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization."

"All trees shown to be preserved on the GDP shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14-gauge welded wire attached to 6 foot steel posts, driven 18 inches into the ground and placed no further than 10 feet apart, shall be erected at the limits of clearing and grading as shown on the phase I & II erosion and sediment control sheets in all areas."

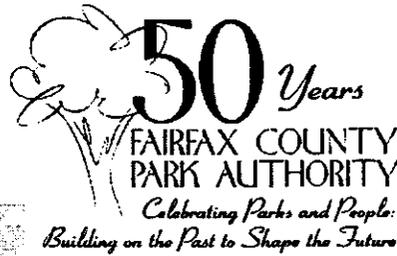
"The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fence shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence has been properly installed."

2850 Edglea Road
RZ 2000-PR-006
April 17, 2000
Page 4

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

KWC/
UFBID#00-1819

cc: Mary Ann Welton, Environmental Planner, E&DRB, Planning Division, DPZ
Steve McGregor, Land Use Planner, E&DRB, Planning Division, DPZ
RA File
DPZ File



1950

2000

12055 Government Center Parkway ❖ Suite 927

Fairfax, Virginia 22035-1118 ❖ 703/324-8701

MEMORANDUM

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

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: RZ 2000-PR-006
2850 Edgelea Road
Loc: 48-1((1))127,128

DATE: May 25, 2000

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

Request the applicant provide the proportional cost of \$1,230 to the Fairfax County Park Authority for acquisition, development, and maintenance of recreational facilities in a nearby park, to serve the population attracted to this new development.

The development plan for 2850 Edgelea Road will construct 2 units that will add approximately 6 residents to the current population of Providence District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will require the use of outdoor facilities including playground/tot lot, basketball court, tennis court, volleyball court and athletic fields. The proportional cost to develop recreational facilities to maintain the current level of service for the population attracted to this new development is \$1,230.

The Comprehensive Plan for Fairfax County, Virginia, Area II, Vienna Planning District, V2 Cedar Community Planning Sector, Parks and Recreation, page 369, states: "Additional Neighborhood Park facilities in this sector should be provided in conjunction with new development."

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;...."



May 26, 2000
RZ 2000-PR-006
2850 Edgelea Road
Page 2

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

cc: Karen Lanham, Supervisor, Planning and Development Division, FCPA
Dorothea L. Stefen, Plan Review Case Manager, FCPA
Gail Croke, Plan Review Team, FCPA
Mubarkia Shah, Plan Review Team, FCPA
Richard Sacchi, Plan Review Team, FCPA
File Copy



Date: 6/1/00

Case # RZ-00-PR-006

Map: 48-1

PU 2029

Acreage: 1.19

Rezoning

From :R-2 To: R-3

TO: County Zoning Evaluation Branch (OCP)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/99 Capacity	9/30/99 Membership	2000-2001 Membership	Memb/Cap Difference 2000-2001	2004-2005 Membership	Memb/Cap Difference 2004-2005
Mosby Woods 3053	K-6	571	613	654	-83	698	-127
Jackson 3081	7-8	900	955	945	-45	1179	-279
Oakton 3050	9-12	2325	254	2622	-297	2747	-422

II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	3	X.4	1	SF	2	X.4	1	0	1
7-8	SF	3	X.071	0	SF	2	X.071	0	0	0
9-12	SF	3	X.154	0	SF	2	X.154	0	0	0

Source: Capital Improvement Program, FY 2001-2005, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

Comments

Enrollments in the schools listed (Mosby Woods Elementary, Jackson Middle, Oakton High) are currently projected to be near or above capacity; the proposed rezoning does not change the anticipated student yield from this property.

The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

February 7, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

FEB 9 2000

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

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

ZONING EVALUATION DIVISION

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2000-PR-006

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 #34, **Oakton**.
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. The application property is ___/10 outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: March 8, 2000
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2000-PR-006
 Tax Map No. 048-1- /01/ /0127, 0128

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 Accotink Creek (M-1) watershed. It would be sewered into the Noman M. Cole, Jr. Pollution Control 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 in Gretna Place and approx. 70 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 Rezoning		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

February 9, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
FEB 23 2000

MEMORANDUM

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

ZONING EVALUATION DIVISION

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

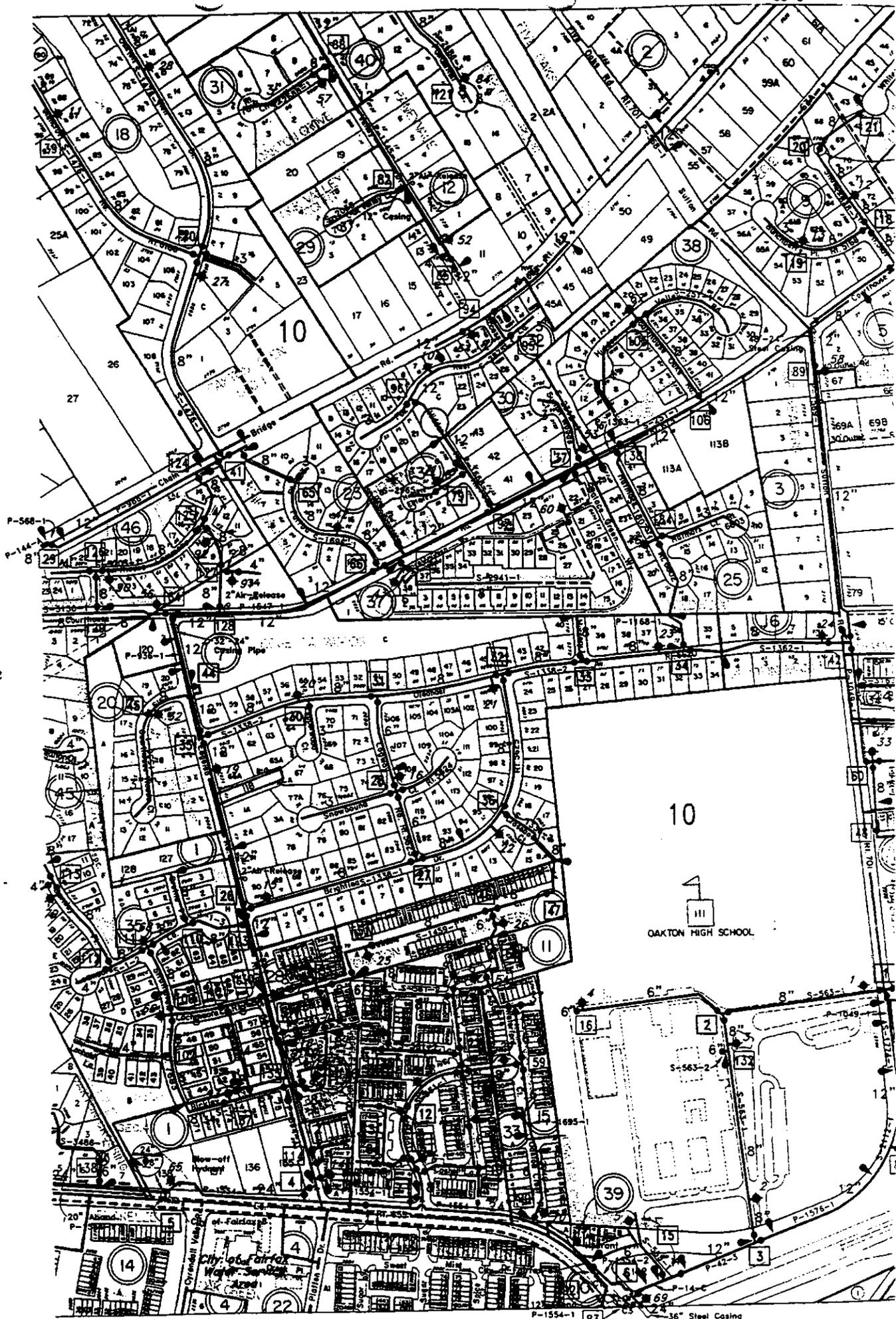
SUBJECT: Water Service Analysis, Rezoning Application RZ 2000-PR-06

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 8 & 12 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.


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

Attachment



47-2

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 26 June, 2000

FROM: Scott St.Clair, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

SRS

Name of Applicant/Application: Francisco J Cortes, Leanne C. Spies

Application Number: RZ2000-PR-008

Type of Application: RZ

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

Date Received in PDD:

Date Due Back to DPZ:

Site Information: Location - 048-1-01-00-0127 & 0128
Area of Site - 1.19acres
Rezone from - R-2 to R-3
Watershed/Segment - Accotink Creek / Pickett

PDD Information:

I. Drainage:

- PDD Drainage Complaint files:

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

If yes, describe:

- Master Drainage Plan (proposed projects): AC381 and AC541 - Channel restoration and stabilization projects are proposed approximately 2000 feet and 10,000 feet downstream of site.
- PDD 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 PDD 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: Francisco J Cortes, Leanne C. Spies / RZ2000-PR-006

******* PLANNING AND DESIGN DIVISION, DPWES, RECOMMENDATIONS*******

Note: The PDD recommendations are based on the PDD 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 PDD 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 and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations: None.

OTHER PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

PDD Internal sign-off by:
 Planning Support Branch (Ahmed Rayyan) kcm
 Utilities Design Branch (Walt Wozniak) jc
 Transportation Design Branch (Larry Ichter) LLI
 Stormwater Management Branch (Fred Rose) _____

RS M

SRS/rz00pr06

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County 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 Public Works and Environmental Services.

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	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
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

