



FAIRFAX COUNTY

APPLICATION FILED: January 7, 2000
PLANNING COMMISSION PUBLIC HEARING: June 14, 2000
DECISION ONLY: July 20, 2000
BOARD OF SUPERVISORS: September 11, 2000
@ 4:30 pm

V I R G I N I A

August 25, 2000

STAFF REPORT ADDENDUM II

APPLICATION RZ 2000-DR-002

DRANESVILLE DISTRICT

APPLICANT:	Janet L. and Lois H. Beall
PRESENT ZONING:	R-1
REQUESTED ZONING:	R-3
PARCEL(S):	31-3 ((1)) 142
ACREAGE:	1.91 acres
DENSITY:	2.09 du/ac
PLAN MAP:	Residential; 2-3 du/ac
PROPOSAL:	Conventional subdivision of four (4) single family detached lots

STAFF RECOMMENDATIONS:

Staff recommends approval of application RZ 2000-DR-002 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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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 2000-DR-002

RZ 00-D-002
Filed 01/07/00

Janet L. and Lois H. Beall
To Rezone: 1.91 Acres of Land; District - Dranesville
Proposed: Rezone from R-1 District to R-3 District
To Permit Residential Development
Located: W. Side of Kirby Rd. Opposite Its
Intersection with Chesterbrook Rd.
Zoning: R-1
To: R-3
Overlay District(s):
031-3 ((01)) / 0142-

Map Ref



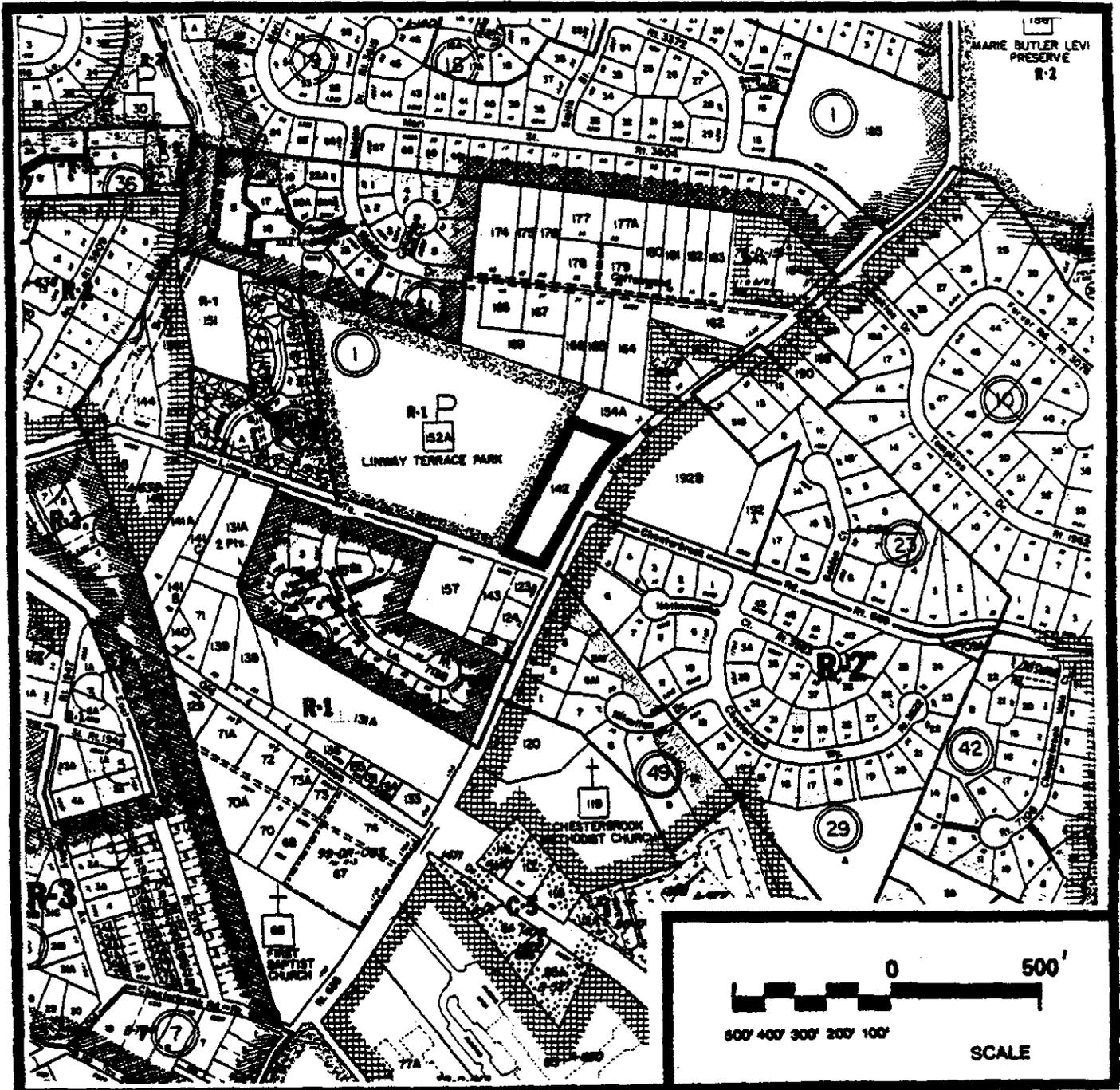
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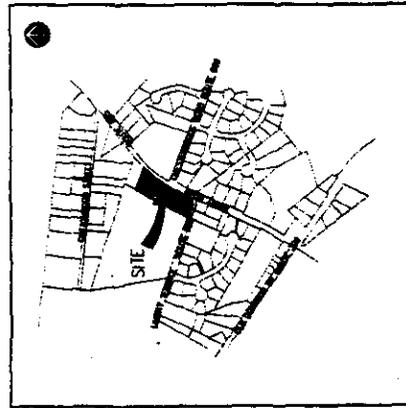
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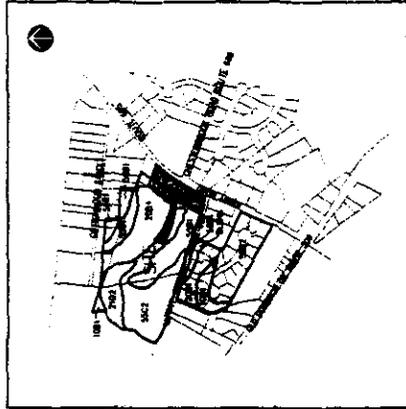
GENERALIZED DEVELOPMENT PLAN BEALL PROPERTY KIRBY ROAD

RZ-2000-DR-002

PROPERTY OF
JANET L. AND LOIS H. BEALL
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1"=50'



SOILS MAP
SCALE: 1"=300'

SHEET INDEX

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN
3. EXISTING VEGETATION MAP

SOILS DATA

SOIL NO.	SOIL NAME	SUBSTRATE	DRAINAGE	MORPHOLOGY	FAIR	GOOD	POOR	FOUNDATION	SLOPE STABILITY	EROSION POTENTIAL
20	MEADOWVILLE	GOOD	GOOD	FAIR	GOOD	GOOD	GOOD	GOOD	GOOD	MODERATE
51	GLENWILD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	SEVERE



FAIRFAX COUNTY, VIRGINIA
PLANNING DEPARTMENT
1000 MARKET STREET, SUITE 200
FALLS CHURCH, VA 22033
TEL: 703-241-2000
FAX: 703-241-2000

BEALL PROPERTY
KIRBY ROAD
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
DEED BOOK 9820 PAGE 1314

COVER SHEET

DATE SET 12/18/00
DESIGNER
SCALE: AS SHOWN
PROJECT/PLAN NO.
SHEET NO.

DATE SET 12/18/00
DESIGNER
SCALE: AS SHOWN
PROJECT/PLAN NO.
SHEET NO.

SHEET NO. 3 OF 3

BACKGROUND

RZ 2000-DR-002 originally requested approval of a rezoning from the R-1 to the R-3 District for the development of five (5) single-family detached dwelling units at a density of 2.92 dwelling units per acre (du/ac). The Planning Commission public hearing was held on June 14, 2000, with a decision on July 20, 2000. At the Planning Commission meeting on July 20, 2000, the applicant agreed on the record to reduce the number of houses proposed on the property to four (4), with a density of 2.09 du/ac.

The layout has been revised, as shown on the Generalized Development Plan (GDP) dated October 13, 1999, as revised through August 24, 2000, to show four proposed lots. The GDP continues to show access to the proposed houses via a single, shared alley in an easement along the west side of the property (behind the houses,) with no direct access to, or garages facing, Kirby Road. The GDP was further revised to add additional evergreen plantings in the rear of the proposed lots to screen Linway Terrace Park.

ANALYSIS

When the development was proposed for five houses at a density of 2.92 du/ac, it fell within the high end of the density range of 2-3 du/ac recommended in the Comprehensive Plan. The proposal was thus required to meet 75% of the applicable density criteria, including the affordable housing criterion. The development proposal satisfied 4.5 of the 7 applicable criteria, or 75%. The current proposal of four houses at a density of 2.09 du/ac is required to meet 50% of the applicable density criteria. Therefore, the applicant has revised the proffers to remove the contribution to the Housing Trust Fund. Previous proffers included a contribution towards bat houses to be given to the Park Authority for installation in Linway Terrace Park. At the request of the Park Authority, the applicant has modified this language to remove reference to the Park Authority. The proffer now states that the applicant will contribute the cost of five bat houses to be installed in the area, up to \$500. The contribution will be made to an organization identified and/or approved by the Dranesville District Supervisor at the time of subdivision plat approval or upon demand by the Supervisor. Under the new proposal, the development would meet 3.5 of 7 applicable criteria, or 58%. The revised proffers, now dated August 24, 2000, are found in Attachment 1.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

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-DR-002, subject to the execution of proffers consistent with those in Attachment 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.

ATTACHMENTS

1. Proffers

PROFFERS

JANET L. BEALL
LOIS H. BEALL

RZ 2000-DR-002

August 24, 2000

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Janet L. Beall and Lois H. Beall, (hereinafter referred to as the "Applicants") for the owners, themselves, successors and assigns in RZ 2000-DR-002, filed for property identified as Tax Map 31-3 ((1)) 142, (hereinafter referred to as to the "Application Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the R-3 District in conjunction with a Generalized Development Plan (GDP) for residential development.

1. **GENERALIZED DEVELOPMENT PLAN -**

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the GDP, consisting of three sheets prepared by VIKA, Incorporated, dated September 24, 1999 and revised through August 24, 2000.
- b. 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 Applicants reserve the right to make minor adjustments to the internal lot lines of the proposed subdivision at time of subdivision plat submission based on final house locations and building footprints provided such changes are in accordance with the GDP. The Applicants shall have the flexibility to modify the layout shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator, agents or assigns, and neither increase the total number of lots nor decrease the following: open space, parking, tree preservation, and distances to peripheral lot lines. Such changes may include, but not be limited to, revising lot lines, building footprints, and access. No modifications shall be permitted, however, that would allow direct access to Kirby Road.

2. TRANSPORTATION -

- a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicants shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of forty-five (45) feet from the centerline along the frontage of Kirby Road, which is inclusive of all necessary easements, as shown on the GDP. Dedication shall be made at time of recordation of the final subdivision plat or upon demand from either Fairfax County or VDOT, whichever shall first occur.
- b. Subject to VDOT and DPWES approval, the Applicants shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of twenty-three (23) feet from the centerline along the frontage of Linway Terrace as shown on the GDP. Dedication shall be made at time of recordation of the final subdivision plat or upon demand from either Fairfax County or VDOT, whichever shall first occur.
- c. Subject to VDOT and DPWES approval, the Applicants shall construct frontage improvements to Linway Terrace measuring thirteen (13) feet within the dedicated right-of-way, as shown on the GDP.
- d. Applicants shall construct a five (5) foot concrete sidewalk along the Application Property's Linway Terrace frontage. Sidewalk width shall transition from an existing three (3) foot sidewalk as shown on the GDP.
- e. Applicants shall construct a five (5) foot concrete sidewalk along the Application Property's Kirby Road frontage within the dedicated right-of-way. Applicants shall construct the sidewalk of alternative materials such as brick or decorative concrete pavers. Final determination of materials shall be made by the Applicants at time of subdivision plat approval, subject to the review and approval of VDOT and DPWES.
- f. All of the improvements described herein shall be constructed concurrent with development of the Application Property.
- g. Applicants reserve density as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of subdivision plat approval.

3. LANDSCAPING AND OPEN SPACE -

Applicants shall provide landscaping on the Application Property as shown on the GDP. Trees proposed to be planted on the Application Property shall be 3 to 3½ inches in caliper if deciduous and 5 to 8 feet in height if evergreen, at time of planting as shown on the GDP.

4. STORMWATER MANAGEMENT -

a. The Applicants shall provide stormwater management (SWM) in the location as generally shown on the GDP and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is waived by DPWES, the Applicants shall incorporate this area into the area of proposed Lot 4. Removal of the SWM pond shown on the GDP and its incorporation into proposed Lot 4 shall not require the approval of a proffered condition amendment or an amendment to the GDP.

b. If a SWM pond is required on the Application Property, landscaping shall be provided around the perimeter of the SWM pond to the greatest extent feasible as reviewed and approved by DPWES in accordance with its current standards and regulations. Applicants shall utilize grasses, shrubs and trees to screen the SWM pond.

5. MISCELLANEOUS -

a. These proffers shall bind and inure to the benefit of the Applicants and his or her successors and assigns.

b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

c. Applicants shall install an ornamental metal fence, not to exceed four (4) feet in height, along the Application Property's Kirby Road frontage as shown on the GDP, subject to the review and approval of VDOT and DPWES. Applicants reserve the right to install a fence along the western property line adjacent to Linway Terrace Park.

- d. The front of each home shown on the GDP shall face Kirby Road. Garages shall not face Kirby Road and shall be located as conceptually identified on the GDP.
- e. The facades of the homes shall be generally consistent with each other in terms of character, color and quality of treatment. The front of each home and the north facade of the home proposed on Lot 4 and the south facade of the home proposed on Lot 1 shall be constructed of brick and/or other masonry materials. Applicants shall provide consistent treatment of the homes in terms of design features such as windows, shutters and roof lines.
- f. The Applicants shall remove the existing two story frame house identified on the GDP only during the months of November through March so as to avoid disturbance of bats that may occupy the structure. Representatives of the Wildlife Rescue League, or similar organization, shall be provided written notice a minimum of thirty (30) days in advance of the date that the structure will be removed. Applicants shall allow said representatives to be present on the Application Property to remove any bats as appropriate. Said representatives may be required to sign waivers of liability for their presence as may be necessary.
- g. Applicants shall photograph the interior and exterior of the existing two story frame house identified on the GDP prior to its removal. Photographs shall include any interesting or significant features of the house and its setting. In addition, Applicants shall prepare a written statement describing the house, its construction, its occupants, significant events held on the premises, and any other information available based on personal knowledge. Said photographs and written statement shall be provided to the Fairfax County Park Authority at time of subdivision plat approval together with a house location plat of the existing improvements. The Fairfax County Park Authority shall be provided written notice a minimum of thirty (30) days prior to the date that the house will be removed. Upon notification by the Fairfax County Park Authority, Applicants shall allow representatives of the Fairfax County Park Authority access to the house during that thirty (30) day period prior to its removal. Said representatives may be required to sign waivers of liability for his or her presence as may be necessary. This proffer shall not interfere with the Applicants' proposed construction schedule.
- h. Applicants shall contribute the funds for materials necessary to construct a total of five (5) bat houses to be installed in the area. Applicants shall be provided a list of required materials and their estimated cost for review. Said contribution

shall be consistent with said estimate, but shall not exceed the sum of Five Hundred (\$500.00). The contribution shall be made to an organization as identified by the Dranesville District Supervisor or as approved by the Dranesville District Supervisor. Said contribution shall be made at time of subdivision plat approval or upon demand from the Dranesville District

Supervisor, whichever shall occur first. This proffer is limited to a monetary contribution of funds only, and in no way shall be construed as an obligation to construct, install, maintain or obtain permission for the location of said bat houses. Applicants accept no responsibility for future maintenance, relocation, or liability of said bat houses. Bat houses shall not be located on the Application Property.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANTS/OWNERS:

Tax Map 31-3 ((1)) 142

Janet L. Beall

Janet L. Beall

Lois H. Beall

Lois H. Beall