



# FAIRFAX COUNTY

APPLICATION FILED: May 24, 2000  
PLANNING COMMISSION: December 13, 2000  
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

November 29, 2000

## STAFF REPORT

APPLICATION RZ 2000-SU-024 and FDP 2000-SU-024

### SULLY DISTRICT

**APPLICANT:** ALD Group Inc.

**PRESENT ZONING:** R-1, WS

**REQUESTED ZONING:** PDH-20, WS

**PARCEL(S):** 56-2 ((1)) 44

**ACREAGE:** 1.06 acres

**FAR/DENSITY:** 15.06 du/ac

**OPEN SPACE:** 30%

**PLAN MAP:** Fairfax Center Area 20 du/ac at Overlay Level

**PROPOSAL:** Rezone 1.06 acres from the R-1 and WS Districts to the PDH-20 and WS Districts to develop 16 multi-family dwelling units in two eight unit buildings at an overall density of 15.06 dwelling units per acre (du/ac). The applicant is requesting Final Development Plan approval. In addition, the applicant is requesting a waiver of the minimum district size and open space requirements.

### STAFF RECOMMENDATIONS:

Staff recommends that RZ 2000-SU-024 be denied as submitted. However, if it is the intent of the Board to approve RZ 2000-SU-024, staff recommends such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends that FDP 2000-SU-024 be denied as submitted. However, if it is the intent of the Planning Commission to approve FDP 2000-SU-024, staff recommends such approval be subject to the proposed development conditions contained in Appendix 2.

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

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

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



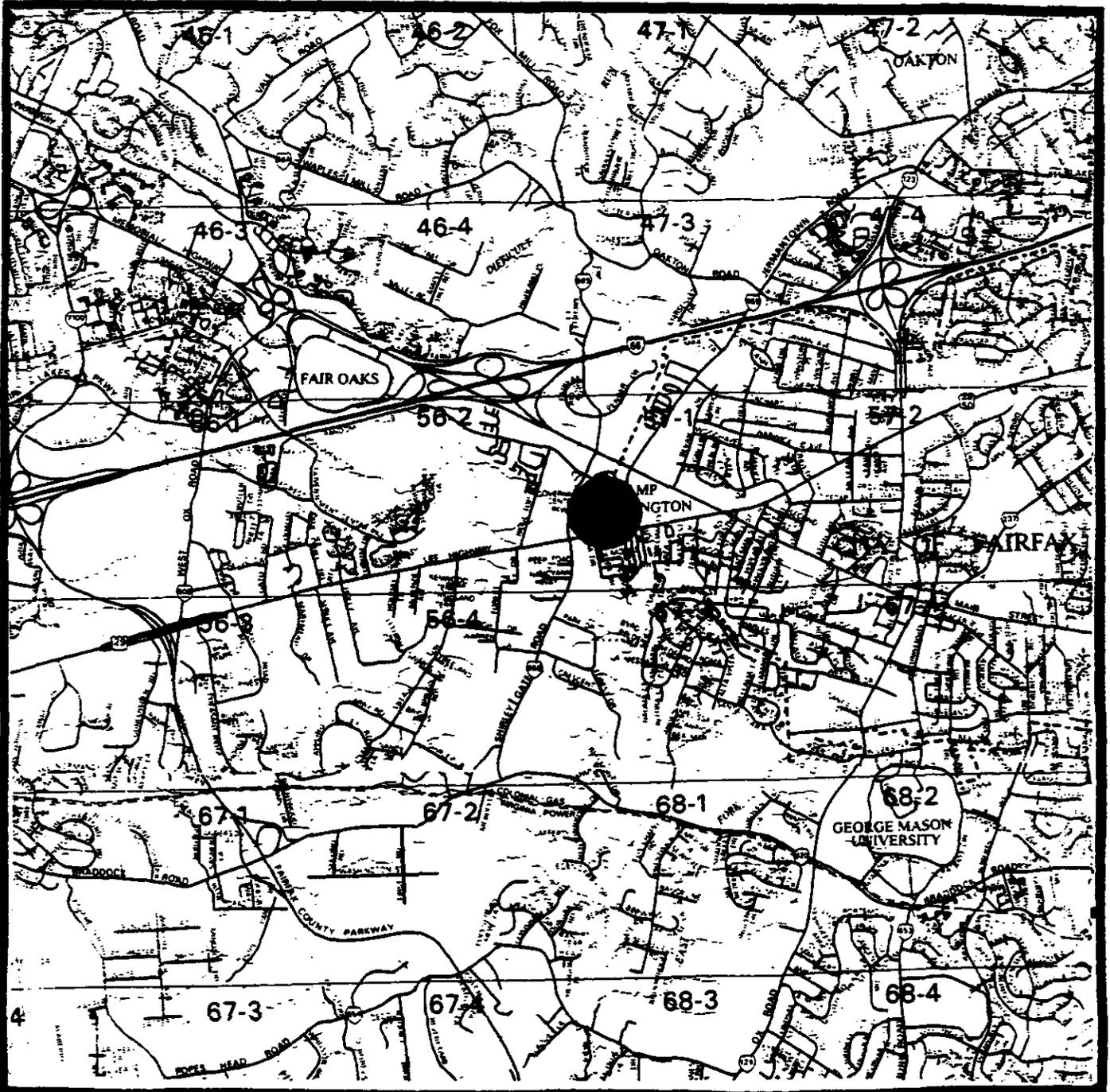
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

**REZONING APPLICATION /**  
**RZ 2000-SU-024**

**FINAL DEVELOPMENT PLAN**  
**FDP 2000-SU-024**

FILED 05/24/00  
ALD GROUP, INC.  
TO REZONE: 1.06 ACRES OF LAND; DISTRICT - SULLY  
PROPOSED: REZONE FROM THE R-1 DISTRICT TO PDH-20 DISTRICT  
LOCATED: LEE HIGHWAY (RT. 29) WITHIN NORTHEAST QUADRANT  
OF INTERSECTION OF LEE HIGHWAY (RT.  
29) AND WAPLES MILL ROAD  
ZONING: R-1  
TO: PDH-20  
OVERLAY DISTRICT(S): WS  
MAP REF 056-2- /01/ /0044-

FILED 05/24/00  
ALD GROUP, INC.  
FINAL DEVELOPMENT PLAN  
PROPOSED: RESIDENTIAL - SINGLE FAMILY ATTACHED  
APPROX. 1.06 ACRES OF LAND; DISTRICT - SULLY  
LOCATED: LEE HIGHWAY (RT. 29) WITHIN NORTHEAST QUADRAN  
OF INTERSECTION OF LEE HIGHWAY (RT.  
29) AND WAPLES MILL ROAD  
ZONING: PDH-20  
OVERLAY DISTRICT(S): WS  
MAP REF 056-2- /01/ /0044-

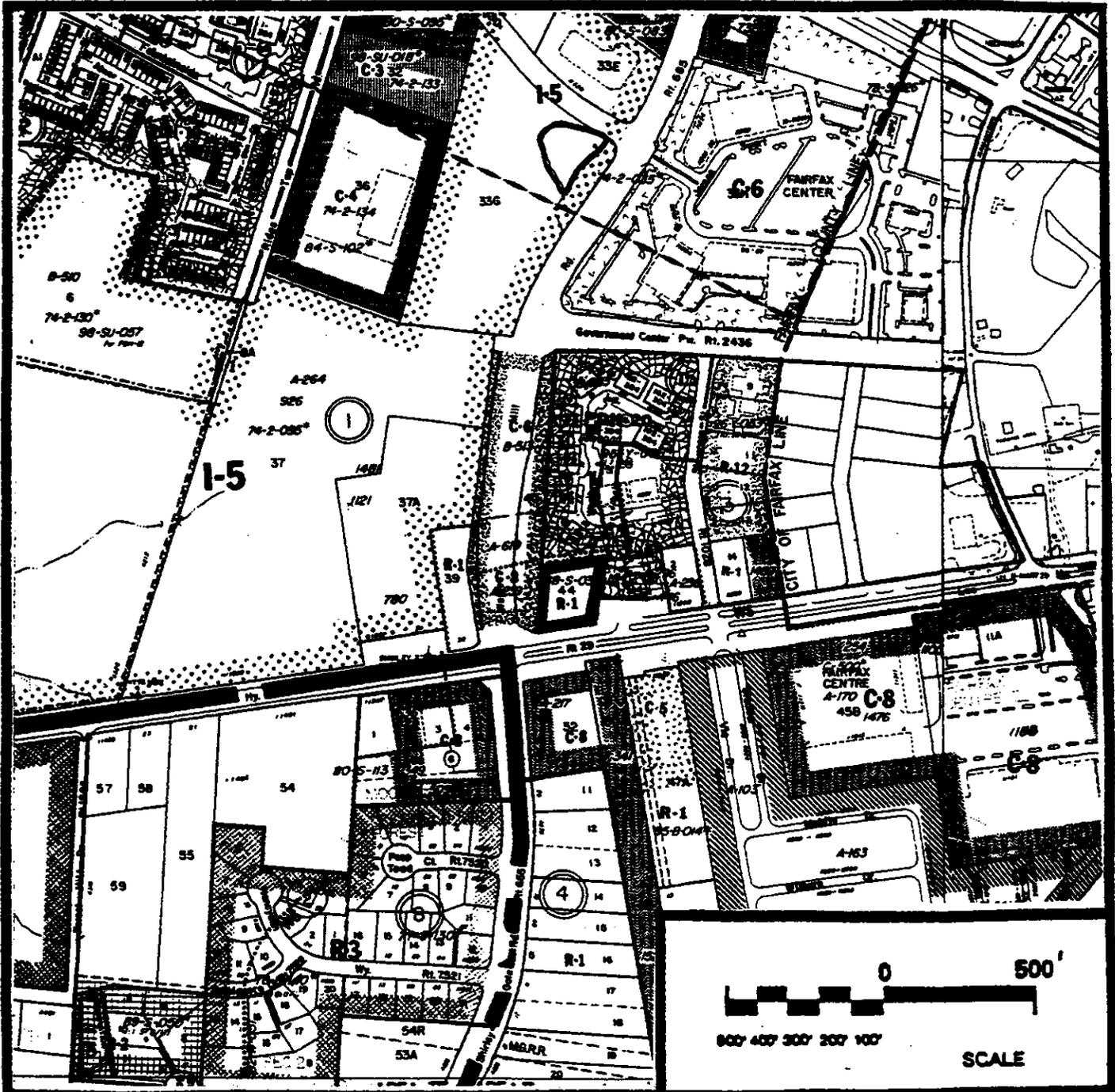


**REZONING APPLICATION /  
RZ 2000-SU-024**

**FINAL DEVELOPMENT PLAN  
FDP 2000-SU-024**

FILED 05/24/00  
ALD GROUP, INC.  
TO REZONE: 1.06 ACRES OF LAND; DISTRICT - SULLY  
PROPOSED: RESIDENTIAL DEVELOPMENT & WAIVERS OF MINIMUM DISTRICT SIZE AND OPEN SPACE REQUIREMENTS  
LOCATED: LEE HIGHWAY (RT. 29) WITHIN NORTHEAST QUADRANT OF INTERSECTION OF LEE HIGHWAY (RT. 29) AND WAPLES MILL ROAD  
ZONING: R-1  
TO: PDH-20  
OVERLAY DISTRICT(S): WS  
MAP REF 056-2- /01/ /0044-

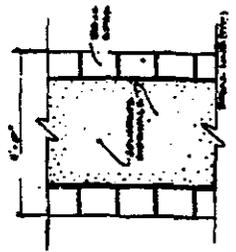
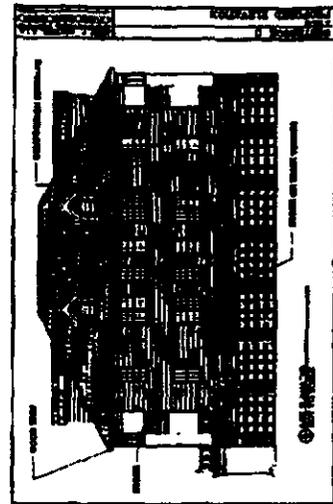
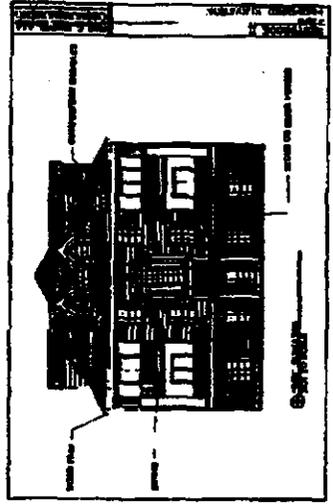
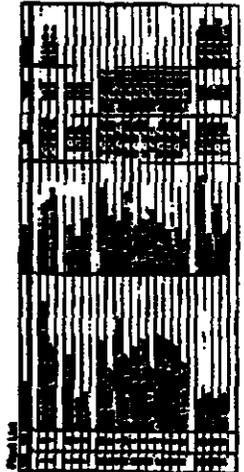
FILED 05/24/00  
ALD GROUP, INC.  
FINAL DEVELOPMENT PLAN  
PROPOSED: RESIDENTIAL DEVELOPMENT & WAIVERS OF MINIMUM DISTRICT SIZE AND OPEN SPACE REQUIREMENTS  
APPROX. 1.06 ACRES OF LAND; DISTRICT - SULLY  
LOCATED: LEE HIGHWAY (RT. 29) WITHIN NORTHEAST QUADRANT OF INTERSECTION OF LEE HIGHWAY (RT. 29) AND WAPLES MILL ROAD  
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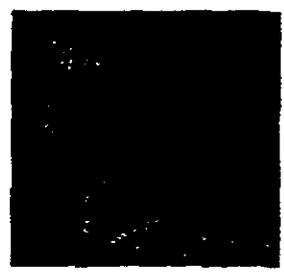


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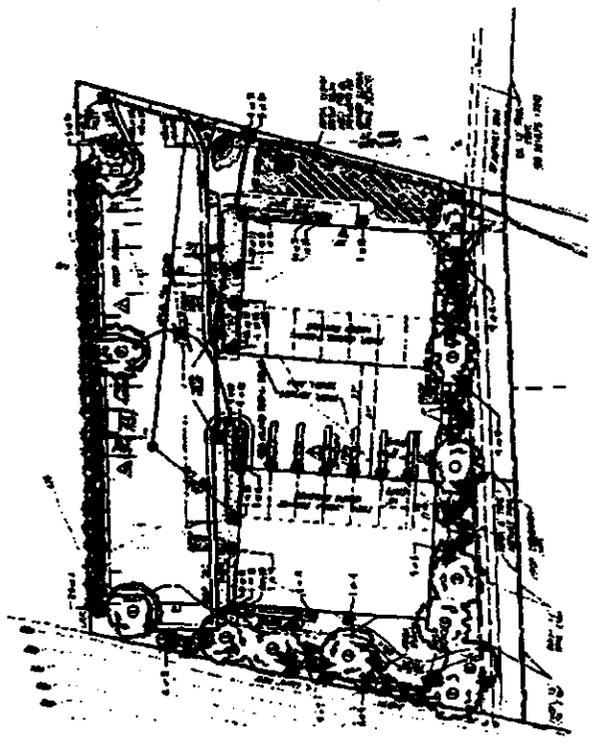


**BRICK EDGED SIDEWALK DETAIL**

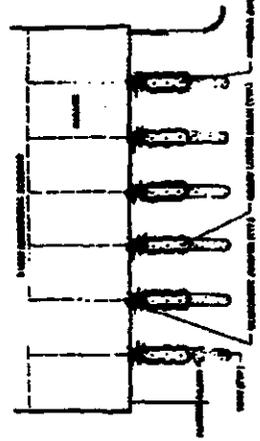
BRICK EDGED SIDEWALK DETAIL  
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**LANDSCAPE PLAN**



**PARKING ISLAND DETAIL**

PARKING ISLAND DETAIL  
 PARKING ISLAND DETAIL  
 PARKING ISLAND DETAIL

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

**DESCRIPTION OF THE APPLICATION**

**Proposal:** Request by the applicant, ALD Group, Inc., to rezone 1.06 acres from the R-1 and WS Districts to the PDH-20 and WS Districts and a waiver of the minimum district size and minimum open space requirements in order to develop sixteen (16) multi-family dwelling units in two eight (8) unit buildings at a density of 15.06 dwelling units per acre (du/ac). (After the right of way dedication of approximately 0.36 acres, the site will contain 30% open space.) In addition, the applicant is requesting Final Development Plan approval. Copies of the Proffers, Proposed Development Conditions, Affidavit, and Applicant's Statement of Justification can be found in Appendices 1-4, respectively.

**Waivers Requested:** Waiver of the open space requirement from 35% to 30%

Waiver of the minimum district size.

Waiver of the service drive requirement along Route 29.

**LOCATION AND CHARACTER**

**Site Description:** The 1.06 acre site is located north of Lee Highway (Route 29) and east of Waples Mill Road. The site contains a one-story garage that is proposed to be removed and the remainder of the site is vacant.

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North	Westbrook Court Condominium (MF)	PDH-20	Fairfax Center – Residential 20 du/ac at overlay level
South	Self storage facility, Vacant commercial	C-8, C-5	Fairfax Center – Office Use with a restaurant option
East	Westbrook Court Condominium (MF)	PDH-20	Fairfax Center – Residential 20 du/ac at overlay level
West	Vacant <sup>1</sup>	C-8, C-6	Fairfax Center – Residential 20 du/ac at overlay level

1. Parcel 40 is located immediately west of the site between the application property and Waples Mill Road. It is zoned C-6 and C-8, is owned by Fairfax County, and contains a berm created with the construction of Waples Mill Road.

**BACKGROUND**

**Site History:**

There is no relevant history for the subject property. The property (Westbrook Court Condominium) to the north and east of the site was rezoned pursuant to RZ 1995-Y-008, approved by the Board of Supervisors on September 11, 1995. The 7.84 acre Westbrook Court site was approved for 154 dwelling units, including ten (10) ADUs, at a density of 19.6 du/ac and 50% open space. However, only 140 dwelling units were developed in fourteen buildings, with ten units per building, at a density of 17.86 du/ac. On March 24, 1997, the Board of Supervisors approved PCA 95-Y-008 to permit thirteen (13) additional parking spaces and reduce the open space to 47%. The Westbrook Court Conceptual/Final Development Plan Amendment is contained in Appendix 5. The applicant's site was not a part of the Westbrook Court rezoning; however, Westbrook Court proffered to incorporate the applicant's site into their condominium association in the event the applicant's site was developed as a condominium residential use and satisfied all pro rata payment obligations for construction, operation and maintenance of the common area.

**COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)**

**Plan Area:** III

**Planning Sector:** Fairfax Center Area, Sub-unit Q10

**Plan Map:** Fairfax Center Area, 20 du/ac at the Overlay Level

**Land Use Summary Chart:**

Baseline Level:	Residential – 1 du/ac
Intermediate Level:	Residential – 10 du/ac
Overlay Level:	Residential – 20 du/ac

**Plan Text:**

On Pages 292 and 293 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Land Unit Q, Recommendations, Land Use", the Comprehensive Plan states:

"Should this sub-unit be redeveloped, it is planned for residential use at 20 dwelling units per acre at the overlay level. Residential development on the balance of this site should provide sufficient land for open space and on-site recreation facilities. Parcels should be consolidated to the greatest extent possible and developed in a cohesive, unified design. Substantial buffering of these residential units should be provided along Route 29 and the east-west subconnector road."

## **ANALYSIS**

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

Title of CDP/FDP: ALD Group, Inc.

Prepared By: R.C. Fields Jr. & Associates

Original and Revision Dates: February 2000, as revised through November 1, 2000

The combined Conceptual Development/Final Development Plan is two sheets. Sheet 1 contains the Conceptual/Final Development Plan, notes and site data. Sheet 2 details the landscape plan, plant list and size, building elevations, and site amenities.

- The 1.06 acre site is zoned R-1 and is located north of Lee Highway and east of Waples Mill Road. The applicant proposes two, three and a half story buildings (35 feet in height) each containing eight dwelling units. The site will have a density of 15.06 du/ac and preserve 30% open space. The buildings are located 24 feet from the southern, 53 feet from the northern, 22 feet from the western and 18.7 feet from the eastern boundary lines.

- The applicant proposes to dedicate eighty-two (82) feet of right of way for a total of 136 feet from the centerline for Lee Highway. The 15,500 square foot (0.36 acre) dedication will result in 0.71 acres remaining for the site. Access to the site is provided from the adjacent parcel (Westbrook Court Condominium) to the east.
- The applicant proposes 38 parking spaces (26 required). Seventeen (17) spaces are located on the northern boundary of the site, seven (7) spaces are located between the two proposed buildings and the remaining fourteen (14) spaces are located in the attached garages for the two buildings. The parking spaces located in front of the buildings will have landscaped parking islands as detailed on Sheet 2.
- There is an eight-foot wide Type 1 (asphalt) trail proposed along the southern portion of the site. A sidewalk is proposed from the eastern building along the travel aisle connecting to the western building and continuing along the western boundary connecting to the trail. The sidewalk is detailed on Sheet 2 and will be concrete with brick edges. Two benches are proposed to be located along the trail in the southwestern portion of the site; the benches are detailed on Sheet 2. A stormwater management pond is proposed to the east of the buildings. The applicant has proffered to extend the sidewalks along the eastern boundary to the trail if the stormwater management pond is waived. A board on board fence is proposed to be located along the southern boundary.
- Sheet 2 details the front and side elevations for the proposed buildings. The first level will be brick veneer, the second and third levels will be siding and the half level and roof will be composition shingles. There will be seven garage ports for each building. A five-foot high fence will be located on the south side of each building to enclose the trash receptacles. The proposed elevations match the design and materials of the existing Westbrook Court Condominiums.
- The landscape plan and plant list are detailed on Sheet 2. The applicant proposes twenty-three Leyland Cypress trees (6-7 feet in height), three Marshall's Seedless Ash trees (2.5" caliper), Hatfield Yews and Old Gold Juniper along the northern boundary. Five Greenvase Japanese Zelkova (2.5" caliper), two Marshall's Seedless Ash (2.5" caliper), four Leyland Cypress and four Austrian Pine trees (6-7 feet) are proposed to be located on the southern boundary. Two Greenvase Japanese Zelkova (2.5" caliper), two Marshall's Seedless Ash (2.5" caliper), eight Leyland Cypress trees (6-7 feet), three Eastern White Pine (6-7 feet) in addition to Blue Prince Holly, Blue Princess Holly, Nellie Stevens Holly, and Green Luster Japanese Holly are located along the western boundary. Mother's Day

Azaleas, Blue Princess Holly, Blue Princess Holly, Nellie Stevens Holly, Siebold Euonymous, Old Gold Juniper, Hatfield Yew, and Delaware Valley White Azalea are proposed to be located north of the proposed buildings.

**Transportation Analysis (See Appendix 7)**

The Lee Highway improvement issue remains unresolved; however, all other transportation issues have been resolved with the execution of the proffers.

**Issue: Easements Adjacent to Lee Highway**

The Comprehensive Plan calls for an interchange to be constructed at the intersection of Lee Highway and Shirley Gate/Waples Mill Roads. Interim improvements include the widening of Lee Highway to a six lane divided roadway. Final design plans have not been completed for either six lane divided section or the future interchange. Ancillary easements to 15 feet parallel of the proposed property line were requested from the applicant.

**Resolution:**

The applicant proffered to dedicate the right of way for the widening of Lee Highway together with any ancillary easements requested by VDOT. This issue has been addressed.

**Issue: Lee Highway Improvements**

The third westbound travel lane of Lee Highway was constructed across the site's frontage with the construction of Waples Mill Road north of Lee Highway. That lane is serving as an interim right turn deceleration lane until the third travel lane is constructed west of the Waples Mill Road intersection. Numerous sites west of Waples Mill Road are currently under development and will be constructing the third westbound lane prior to site build-out. The application density is at the overlay level of development. Staff believes that the applicant should commit to construct an additional 12-foot lane along the site frontage, which would become a permanent right turn lane when improvements west of Waples Mill are completed.

**Resolution:**

The applicant proffered to dedicate the right-of-way and provide the necessary easements for the widening of the Lee Highway; however, they have not proffered to construct the right turn deceleration lane. This issue remains outstanding.

**Issue: Fairfax Center Road Fund**

The applicant was requested to contribute to the Fairfax Center Area Road Fund per the Fund guidelines. The cost of constructing the requested Lee Highway frontage improvements is creditable towards the contribution.

**Resolution:**

The applicant proffered to contribute in conformance with the Fund guidelines. This issue has been addressed.

**Issue: Pedestrian Access**

In order to encourage residents to walk to nearby retail and restaurant uses, the applicant was requested to extend pedestrian access (sidewalks) to meet sidewalks within the adjoining condominium community. In addition, the applicant was requested to provide sidewalks between the proposed residences and the trail located along the Lee Highway frontage.

**Resolution:**

The application was revised to provide sidewalk connections between the two buildings and an access to the trail. The applicant proffered to extend the sidewalk on the northern boundary, to the adjacent condominium community to the east. Staff proposed a development condition requiring the applicant to construct the trail along the southern boundary. In addition, the applicant proffered to extend the sidewalk along the eastern boundary to connect with the trail if the stormwater management pond was waived. This issue has been adequately addressed.

**Environmental Analysis (See Appendix 8)**

All environmental issues have been resolved with the execution of the proffers.

**Issue: Transportation Generated Noise**

This site is exposed to noise from Lee Highway. A preliminary highway noise analysis for this site indicates noise levels above DNL 65 dBA extend approximately 370 feet from the centerline of Lee Highway onto this site (noise levels above DNL 70 dBA pose no issue for this site). Most of the site will be impacted by noise levels between DNL 65 and 70 dBA. The applicant was requested to commit to use appropriate building materials for noise mitigation and demonstrate that noise will be effectively mitigated onsite. Interior noise

should not exceed DNL 45 dBA. In addition, the applicant was requested to ensure that exterior noise levels are reduced to DNL 65 dBA within the common open space areas, which may require a noise barrier.

**Resolution:**

The applicant proffered to provide appropriate building materials for noise mitigation in order to achieve a maximum noise level of 45 dBA Ldn in all residences. The applicant proffered to reduce the exterior noise level for the open space area to DNL 65 dBA by constructing a fence that may incorporate acoustical materials, along the southern boundary. This issue has been adequately addressed.

**Issue: Water Quality**

Staff was concerned with the potential for contamination of the soil and water from products that were used and/or stored on this site for the previous commercial uses. The applicant was requested to submit a Phase I investigation to DPWES for review and approval in coordination with the Fire and Rescue Department, the Health Department, and other appropriate agencies prior to site plan approval. This investigation should be generally consistent with the procedures described within the American Society for Testing and Materials document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

If warranted by the results of the Phase I investigation, the applicant was requested to commit to pursue a Phase II monitoring program in order to determine if soil, surface water, or ground water contaminants are present on the property and/or have migrated from the property. If contaminants are detected in concentrations requiring remedial action, the applicant will be requested to perform a remediation program in accordance with all applicable Federal, State, and County requirements. Sufficient documentation of completion of the remediation program or an appropriate corrective action plan consistent with the proposed development should be provided to DPWES prior to site plan approval.

**Resolution:**

The applicant proffered to conduct a Phase I investigation and, if warranted, a Phase II monitoring and remediation program to the satisfaction of DPWES. This issue has been adequately addressed.

**Issue: Light Pollution**

The lighting design should be the same as Westbrook Court as long as the design does not cause light pollution. The applicant was requested to commit that all lighting to be provided on the property would be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting. Lighting for signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than back-lit signs and direct any light downward on the sign rather than upward or horizontally.

**Resolution:**

The applicant proffered that exterior lights for the buildings, mail kiosks and trash receptacles would be of an equivalent design, materials and quality as those that exist in Westbrook Court. In addition, the applicant proffered that all lights would be shielded and utilize full cut-off fixtures to prevent glare. Staff has proposed a development condition that signage be front lit. This issue has been adequately addressed.

**Issue: Trails**

The Countywide Trails Plan shows a proposed trail along Route 29. The Plan appears to call for the trail on the north side of the road.

**Resolution:**

The Conceptual/Final Development Plan proposes an 8-foot asphalt trail along Route 29. Staff has proposed a development condition that the trail be installed prior to the issuance of residential use permits. This issue has been resolved.

**Issue: Problem Soils**

The site appears to be covered with recent fill material. Uncontrolled fill can cause problems for building foundations and pavement. In addition, the bedrock underlying this property may contain naturally occurring fibrous asbestos minerals. Excavations made into hard bedrock and/or earth-moving activities may expose asbestos to the atmosphere, allowing the fibers to become airborne. Airborne asbestos poses a human health hazard. At the time of site development, the applicant will be requested to submit geotechnical studies to address potential soil problems. If DPWES, in coordination with the Health Department, determines that a potential health risk exists, the applicant should: (1) ensure that all construction personnel are alerted to this potential health risk, and (2) commit to appropriate construction techniques, as determined by DPWES in coordination with the Health Department, to minimize this risk.

**Resolution:**

The applicant proffered that, if it is determined that there is a potential health risk caused by the presence of rock containing asbestos, they will ensure that all construction personnel are alerted to this potential health risk and will commit to appropriate construction techniques. Such techniques may include, but are not necessarily limited to, dust suppression measures during all blasting and drilling activities, covered transport of removed materials, and appropriate disposal of removed materials. This issue has been adequately addressed.

**Sanitary Sewer Analysis (See Appendix 9)**

The application property is located in the Accotink Creek watershed and would be sewered into the Norman M. Cole, Jr. Pollution Control Plant. There are no outstanding sanitary sewer issues associated with this request.

**Water Service Analysis (See Appendix 10)**

The application property is not located with the franchise area of the Fairfax County Water Authority and is located in the City of Fairfax service area.

**Fire and Rescue Analysis (See Appendix 11)**

The application property is serviced by the Fairfax County Fire and Rescue Department Station #3, Fairfax City. There are no outstanding fire and rescue issues associated with this request.

**Schools Analysis (See Appendix 12)**

The Fairfax County Public Schools Facilities Planning Branch projects that this development will generate two additional students in K-6 grades, one additional student in 7-8 grades and one additional student in 9-12 grades. Enrollment in the Fairfax High is currently projected to be below capacity. Enrollment in Greenbriar East Elementary and Lanier Middle Schools is currently projected to be near or above capacity.

**Park Authority Analysis (See Appendix 13)**

There are no outstanding issues with the execution of the proffers.

**Issue: Contribution to the Park Authority**

The Park Authority requested that the applicant provide the proportional costs to acquire, develop, and maintain recreational facilities in a nearby park, as required to serve the population attracted to this new Planned Development Housing site. Based on the Zoning Ordinance requirements, the minimum cost to develop outdoor recreational facilities is \$15,280, based on the cost of \$955 per unit.

**Resolution:**

The applicant proffered to contribute \$955 per unit at the time of site plan approval per Zoning Ordinance requirements. The applicant proffered to contribute an additional \$2,500 to the Park Authority or to Westbrook Court Condominium Association (if added as part of the condominium association) for recreational facilities. In addition, staff has proposed a development condition that two benches be provided on the site. This issue has been adequately addressed.

**Land Use Analysis (See Appendix 6)**

The applicant requests to rezone the site to the PDH-20 district to construct two buildings with a total of 16 units, at a density of 15.06 du/ac, which is at the overlay level. The Comprehensive Plan land use guidance indicates that the site should be developed in a cohesive and unified design and provide sufficient land for open space and on-site recreation. Based on the numerous outstanding land use concerns outlined below, the application has not justified the proposed development at the overlay level for Fairfax Center and has not demonstrated conformance with the specific Plan recommendations for the site.

**Issue: Design**

The proposed development was not designed as an integrated and cohesive extension of the existing development, which surrounds the site to the immediate north and east. Surface parking and a stormwater management pond were designed to abut the existing residential development along the common boundaries. Infrastructure such as the surface parking and stormwater management could be relocated to the western portion of the site near the roadways, which would help to achieve the cohesive and unified design envisioned by the Plan. In addition, the applicant was requested to indicate that the architecture, building materials, landscaping would be designed to be identical with the existing residential buildings to give the appearance of a single unified development.

**Resolution:**

The applicant did not revise the development plan to relocate the parking and stormwater management pond. The applicant has indicated that they plan to request a waiver of the stormwater management pond, and if granted, provide additional landscaping along the eastern boundary. The applicant provided elevations for the proposed buildings which were consistent with the adjacent Westbrook Court Condominiums. The applicant should revise the development plan to integrate the site into the surrounding development by relocating the stormwater management pond and parking to the western portion of the lot. This issue remains outstanding.

**Issue: Open Space and Recreation**

Based on the tabulations provided on the CDP/FDP, the proposed development will retain 30% of the site in open space. A minimum of 35% is required by Ordinance. In addition, no on-site recreation is proposed. To address the Plan recommendations, design revisions should be considered that provide for open space (in excess of minimum Ordinance requirements) to be integrated with and accessible to the residential buildings for active and/or passive recreation.

**Resolution:**

The application was not revised to provide for additional open space or provide on-site recreation. The applicant is requesting a waiver of the open space requirement. The applicant proffered to contribute \$955 per unit in accordance with the Zoning Ordinance and an additional \$2,500 for off-site recreational facilities; however, no on-site recreation was proposed. In staff's opinion a minimum of 47% open space should be preserved on the site, including an area for active recreation, to address the Fairfax Center requirement for increased open space and match the open space provided in the adjacent Westbrook Court development. The additional open space could be obtained by reducing the number of buildings or parking spaces. In addition, the buildings could be setback further from the road to create a substantial buffer along Route 29, as envisioned by the Plan. This issue remains outstanding.

**Issue: Buffering and Landscaping**

The Conceptual/Final Development Plan indicates that a fence is proposed along the site frontage; however, no detailed information about the design or fence type was provided. Parking lot landscaping was limited to deciduous and evergreen trees of unspecified size. No building foundation or focal landscaped features were provided.

**Resolution:**

The application was revised to provide additional landscaping along Route 29 and the perimeter of the site and to specify the size of the proposed trees. The applicant proffered to construct a six foot high board on board fence along the southern property boundary. The application provides a minimal buffer from Route 29; however, it is similar to the buffer provided by Westbrook Court. The Plan specifically states that a substantial buffer shall be located along Route 29 to screen the residential development. The applicant is encouraged to redesign the site to provide a larger buffer along Route 29. This issue remains outstanding.

**Fairfax Center Checklist Analysis: (Appendix 14)**

The Fairfax Center Checklist is a tool utilized by staff in evaluating a rezoning application for conformance with the Comprehensive Plan. There are transportation, environmental, site design, land use and public facilities elements on the Checklist.

The Comprehensive Plan recommends a density of 20 dwelling units per acre at the overlay level for this area; the intermediate level is 10 dwelling units per acre. The applicant proposes a density of 15.06 du/ac, which is at the overlay level of intensity. In order to justify the overlay level, the application must satisfy all applicable basic elements; all major transportation elements; all essential elements; and three-fourths of the applicable minor elements and one-half of the major elements or all of the minor and one-third of the major development elements.

In staff's opinion, the applicant meets 93% of the basic elements, 83% of the minor development elements, 40% of the major development issues, 75% of the essential development elements and 50% of the major transportation development elements. The application fails to satisfy the Fairfax Center Checklist and Comprehensive Plan requirements for the overlay level due to the size of the site and it's relationship to the surrounding development, staff believes the site is more appropriate for the intermediate level of ten dwelling units per acre. The applicant has failed to proffer to construct the right turn deceleration lane, provide above the minimum required open space, active recreational facilities on-site, provide a site design that is consistent with the adjacent properties and provide for increased energy conservation.

**ZONING ORDINANCE PROVISIONS (See Appendix 15)****Waivers/Modifications****Waiver of the Open Space Requirement**

In accordance with Section 6-110 of the Zoning Ordinance, a PDH-20 development without ADU's is required to have 35% open space. The applicant is proposing to provide 30% open space, which is comparable to the PDH-12 District requirement. The Comprehensive Plan for Fairfax Center requires increased open space beyond the Zoning Ordinance requirements. The application provides 38 parking spaces; whereas, only 26 spaces are required. The additional spaces are being provided to address a parking problem on the adjacent Westbrook Court site; however, the additional parking spaces result in a lower amount of open space being provided for this application. In staff's opinion there is no justification for the waiver of the open space requirement and staff recommends that the waiver be denied.

**Waiver of the Minimum District Size**

In accordance with Section 6-107 of the Zoning Ordinance a minimum of two acres is required for a PDH District. While it may be appropriate to waive this standard for the application given that it is the only unconsolidated property; given the outstanding issues, staff recommends that the waiver be denied.

**Waiver of the Service Drive**

In accordance with Section 17-201 of the Zoning Ordinance a service drive is required to be located adjacent to Route 29. The service drive requirement was waived for the Westbrook Court to the east. Westbrook Court provided an interparcel connector for the subject site. A service drive along Route 29 would not connect to any adjacent uses and staff recommends that the requirement be waived.

**Other Zoning Ordinance Requirements:****Article 6**

**Sect. 6-101.** Purpose and Intent: This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote a balanced development of mixed housing types and encourage the provision of affordable dwelling units. The development proposes 16 multi-family dwelling units in two buildings at a density of 15.06 du/ac, which is consistent with the adjacent residential neighborhood. Thirty percent the site is proposed as open space; whereas,

thirty-five percent is required. The proposed units match the existing Westbrook Court development in terms of design, materials and landscaping. The applicant proffered to contribute 1% of the estimated sale of each dwelling unit to the Fairfax County Housing Fund. The applicant has failed to ensure the ample provision of open space for the development. This standard has not been satisfied.

Sect. 6-107 (Par. 1). Minimum District Size: This section states that a minimum of two (2) acres is required for approval of the PDH District. The site contains 1.06 acres and the applicant must request a waiver of this requirement. It is staff's opinion the applicant does warrant approval if the waiver with the current proposal and thus staff has recommended that the waiver be denied. This standard has not been satisfied.

Sect. 6-109. Maximum Density: The maximum density for the PDH-20 District is 20 dwelling units per acre (du/ac). The proposed density of the site is 15.06 du/ac; therefore, this standard has been met.

Sect. 6-110. Open Space (Par. 1): A minimum of 35% open space is required for the PDH-20 District. The application provides 30% of the site in open space; therefore, the applicant must request a waiver of this requirement, which staff has recommended to be denied. This standard has not been satisfied.

#### **Article 16, Sects. 16-101 and 16-102**

All planned developments must meet the general standards specified in Section 16-101 of the Zoning Ordinance.

General Standard 1 requires substantial conformance with the Comprehensive Plan. The development proposes a density of 15.06 du/ac which is within the Plan language for residential use at 20 dwelling units per acre at the overlay level; however, the proposal does not warrant the overlay level as discussed in the Land Use Analysis. In addition, the Plan states the parcels should be developed in a cohesive and unified design. As stated in the Land Use Analysis, it is staff's opinion that the development is not cohesive with the adjacent property. In staff's opinion the proposed rezoning is not in conformance with the Comprehensive Plan and does not satisfy this standard.

General Standard 2 requires that the design of the proposed planned development result in a more efficient use of the land and in a higher quality site design than could be achieved in a conventional district. The applicant proposes landscaping to be located along the perimeter of the site and the building

facades are designed to match the adjacent Westbrook Court Condominiums. However, due to the outstanding issues previously discussed staff believes this standard has not been satisfied.

General Standard 3 requires that the design of the proposed development protect and preserve the natural features on the site. There are no natural features to protect on the site. This standard has been satisfied.

General Standard 4 requires that the proposed development prevent substantial injury to the use and value of the existing surrounding development. The proposed development is of a similar density and quality as the adjacent development to the north and east. The applicant has proffered to elevations that match the adjacent Westbrook Court Condominiums in terms of design and materials. However, due to the outstanding issues related to open space and buffering this standard has not been met.

General Standard 5 requires that the planned development be located in an area where transportation, police, fire protection and other public facilities are available and adequate for the proposed use. There are no outstanding public facilities issues. This standard has been satisfied.

General Standard 6 requires that the planned development coordinate linkages among internal facilities and services as well as connections to major external facilities. The site is provided access through the adjacent Westbrook Court Condominium development to the east. The development plan proposes the extension of the trail across the site's frontage. In addition, the applicant proffered to extend their internal sidewalks to Westbrook Court. This standard has been satisfied.

All planned developments must meet the Design Standards of Section 16-102 of the Zoning Ordinance.

Sect. 16-102 Design Standards:

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development, the bulk regulations and landscaping and screening provisions generally will conform to the provisions of that conventional zoning district which most closely characterize the particular type of development under consideration. The conventional zoning district which most closely resembles this district is the R-20 District. A comparison with the R-20 District is as follows:

<b>Standard</b>	<b>Required</b>	<b>Westbrook (Existing)</b>	<b>ALD (Proposed)</b>
Building Height	90 feet	45 feet	35 feet
Front Yard	25° ABP <sup>1</sup> , but not less than 20 feet	25 feet	24 feet
Side Yard	25° ABP, but not less than 10 feet	25 feet	18.7 feet
Rear yard	25° ABP, but not less than 25 feet	35 feet	53 feet

1. ABP = Angle Bulk Plan

As demonstrated in the preceding table, the proposed development conforms to the R-20 bulk requirements at the peripheral lot lines and provides similar setbacks as Westbrook Court.

Design Standard 2 states the development must provide adequate open space, parking and loading spaces as set forth in the Ordinance. The development proposes 30% open space; whereas, 35% is required by the PDH-20 District and the applicant is requesting a waiver of the requirement. As stated above staff does not support a waiver of the open space requirement. The proposed development exceeds the parking requirements. This standard has not been satisfied.

Design Standard 3 states the streets and driveways shall be designed to conform to the Ordinance, a network of trails and sidewalks shall provide access to recreational amenities and open space. The streets are designed in accordance with the Ordinance and the development proposes sidewalks linking the buildings to the trail on the south of the site and the housing development to the east. This standard has been satisfied.

### **Overlay District Requirements**

Water Supply Protection (WSPOD) (Sect. 7-800)

### **Summary of Zoning Ordinance Provisions**

The application does not meet the required open space and minimum district size requirements and staff does not support a waiver of these requirements.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

To achieve the overlay level the applicant is required to satisfy all major transportation improvements. The applicant has failed to proffer to construct Lee Highway improvements and this issue remains outstanding. The site has not been designed to be integrated and cohesive extension of the adjacent Westbrook Court development. The application fails to satisfy the Fairfax Center Checklist requirement for the overlay level. The application does not meet the minimum district size or open space requirement and in staff's opinion fails to satisfy the requirements to grant the waivers. The applicant fails to provide on-site recreation and create a substantial buffer along Route 29. In addition, the application fails to satisfy the purpose and intent of a PDH District as stated in Section 6-101, General Standards 1, 2 and 4 and Design Standard 2.

Staff concludes that the subject application is not in harmony with the Comprehensive Plan and not in conformance with the applicable Zoning Ordinance provisions.

### **Staff Recommendations**

Staff recommends that RZ 2000-SU-024 be denied as submitted. However, if it is the intent of the Board to approve RZ 2000-SU-024, staff recommends such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends that FDP 2000-SU-024 be denied as submitted. However, if it is the intent of the Planning Commission to approve FDP 2000-SU-024, staff recommends such approval be subject to the proposed development conditions contained in Appendix 2.

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

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

**APPENDICES**

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Westbrook CDPA/FDPA 95-Y-008
6. Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. Sanitary Sewer Analysis
10. Water Service Analysis
11. Fire and Rescue Analysis
12. Schools Analysis
13. Park Authority Analysis
14. Fairfax Center Checklist
15. Applicable Zoning Ordinance Provisions
16. Glossary of Terms

Draft  
Revised 11/27/00

PROFFERS  
RZ 2000-SU-024

Pursuant to Section 15.2-2303(A), Code of Virginia (1950), as amended, ALD Group, Inc., as the owner of Tax Map No. 56-2((1))-44 ("Subject Property") and as the Applicant, for itself and its successors and assigns, hereby proffers to develop the Subject Property in accordance with the following conditions, provided the Board of Supervisors rezones the Subject Property to the PDH-20 Zoning District, W S, for sixteen (16) multi-family dwelling units. For the purpose of these Proffers, the term "Developer" refers to the Applicant, its successors and assigns.

1. Conceptual/Final Development Plan

Development of the Subject Property shall be in substantial conformance with the plan entitled "CDP/FDP on the Property of ALD Group, Inc.", consisting of two sheets, prepared by R.C. Fields, Jr. and Associates, dated February 2000 and revised through Nov 1, 2000 (the "Plan").

2. Minor Modifications

The Applicant reserves the right to make minor modifications to the Plan, pursuant to paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Ordinance"), as determined by the Zoning Administrator.

3. Design.

(A) As part of site plan review, Applicant shall prepare and submit a landscape plan for review and approval by Urban Forestry Branch and the Department of Public Works and Environmental Services ("DPWES"). This landscape plan shall include the plantings indicated on sheet 2 of the Plan and each planting shall be of the minimum size specified on Sheet 2. Notwithstanding anything to the contrary on the Plan, all deciduous trees to be planted pursuant to the Plan shall be a minimum of 2.5 inch caliper.

(B) Landscaping, brick accents for sidewalks and building elevations and materials shall be substantially as shown on Sheet 2 of the Plan

(C) Exterior lighting for the buildings, mail kiosks, and any trash receptacle area shall be equivalent in design and quality as such features presently exist in the Westbrook Condominium, as determined by DPWES. Any lights shall be shielded with full cut-off to prevent extraneous glare.

(D) Subject to Proffer 12(C), Applicant shall install a six foot board on board wood fence along the southern boundary of the Subject. In the alternative, Applicant may provide this fence, subject to permission and approval by the Westbrook Condominium, by relocating the existing fence on the Westbrook Condominium presently located near the eastern boundary of the Subject Property, to a location along the southern boundary of the Subject Property, as indicated on the Plan.

(E) If the Subject Property is not added to the Westbrook Condominium by the time of issuance of the first building permit, then the Developer may construct a small monument style entrance feature near the driveway as it enters the Subject Property from the east. This entrance feature shall be of design and character comparable to the existing entrance feature for Westbrook Condominium.

(F) The walk along the northern side of the building proposed on the east side of the Subject Property shall be extended to the east to abut the portion of the Westbrook Condominium adjacent to the east.

(G) If the waivers of an on-site SWM/BMP pond are granted, the proposed north-south walk on the east side of the Subject Property, as shown on the Plan, shall be extended south to link with the asphalt trail (running east-west).

4. Stormwater Management

The Applicant intends to request a waiver of on-site stormwater management quantity and quality control requirements. If on-site facilities are required by DPWES at the time of final site plan approval, in lieu of the requested waiver, said facilities will be located on-site substantially as shown on the Plan. If a stormwater management/BMP ("SWM/BMP") facility is not required to be provided on-site, the area depicted on the CDP/FDP as possible SWM/BMP facility shall remain as open space and shall be vegetated in a manner similar (in number, size and type) to the plantings along the western boundary of the Subject Property and shall be shown on the landscape plan. If an on-site SWM/BMP facility is required, the landscape plan shall show extensive landscaping in all possible planting areas of the pond, in keeping with the planting policies of DPWES.

5. Energy Efficiency

All residential units on the Subject Property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy efficient homes or its equivalent, as determined by DPWES, for either electric or gas energy systems, as applicable.

6. Tree Preservation

As part of the landscape plan, the Applicant, in consultation with the Urban Forestry Branch, shall identify any existing vegetation that is desirable for preservation, consistent with the clearing and grading required by the Plan, and incorporate techniques in the landscape plan for such preservation.

7. Naturally Occurring Asbestos

If DPWES, in coordination with the Air Pollution Control Division of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the Subject Property, the Applicant will:

- a. Take appropriate measures as determined by the Health Department to alert all construction personnel of this potential health risk.
- b. Commit to appropriate construction techniques, in coordination with DPWES, with the Air Pollution Control Division, and with the Soil Science office, to minimize such risk. Such techniques may include, but are not necessarily limited to, dust suppression measures during all blasting and drilling activities, transportation of removed material presenting this risk, and appropriate disposal of removed materials presenting this risk.

8. Dedication: Density Reservation

The Developer shall dedicate and convey in fee simple to the Board of Supervisors, right-of-way along the Lee Highway frontage of the Subject Property, as shown on the Plan, together with any ancillary easements (i.e. temporary construction easements) requested by the Virginia Department of Transportation ("VDOT") that do not prevent development of the Subject Property as proffered. Such dedication and conveyance shall be made upon demand by Fairfax County or VDOT, or at the time of

site plan approval, whichever occurs first. All density related to such dedication is hereby reserved pursuant to paragraph 4 of Section 2-308 of the Ordinance.

9. Fairfax Center Area Roadway Contribution

The Applicant will comply with the Fairfax Center Area Roadway contribution formula adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credits for all creditable expenses as determined by the Office of Transportation and DPWES. This contribution sum is currently specified to be nine hundred six dollars (\$906.00) per dwelling unit. This contribution is subject to adjustment in accordance with *Engineering Cost Index* from the *Engineering News Record* when updated by Board of Supervisors' action to revise such contribution amount to reflect inflationary changes from the date of rezoning approval to the date of site plan approval.

10. Environmental Studies

The Developer shall, prior to final site plan approval, provide an independent environmental site investigation of the Subject Property conducted by a qualified consultant or firm for the review by DPWES in coordination with the following County agencies ("the reviewing agencies"): The Department of Health; the Fire and Rescue Department; the Soil Science Office; and other appropriate agencies as determined by DPWES. This investigation will consist of the following:

a. A "Phase I" investigation of the Subject Property that is generally consistent with procedures described within the American Society for Testing and Materials document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"; and

b. If warranted by the results of the Phase I investigation, a Phase II monitoring program shall be conducted. This program shall be sufficient to determine if soil, surface-water, and/or groundwater contaminants such as hazardous substances and petroleum products, as referenced within the aforementioned American Society for Testing and Materials document, are present on the Subject Property and/or have migrated from the Subject Property onto one of more nearby properties. Monitoring parameters (e.g. locations of monitoring sites, number of monitoring sites, media to be sampled (soil, groundwater), substances to be tested for, number of samples to be taken, duration of sampling, depth of sampling) shall be subject to the review and approval of DPWES in coordination with the reviewing agencies.

If as a result of the Phase II investigation, it is determined that contamination levels of soil or water require remedial action, then a remediation program shall be performed in accordance with all applicable Federal, State and County requirements. Sufficient documentation of completion of the remediation program (with the possible exception of long-term follow-up monitoring efforts) or of an appropriate corrective action plan consistent with the proposed development, in consultation with DPWES and in coordination with the reviewing agencies, shall be provided to DPWES prior to final site plan approval.

11. Garages

Garages will be utilized only for those uses that will not interfere with intended purposes of the garages, namely, the parking of vehicles and the location of certain utilities. A restrictive covenant to that effect, approved by the County Attorney, and running to the homeowners association and Fairfax

County, shall be recorded among the land records of Fairfax County in conjunction site plan approval and in conjunction with Homeowners Association documents.

12. Noise

A. In order to achieve a maximum interior noise level of approximately 45 dBA Ldn, all residential units located within a noise contour between 65dBA Ldn and 70dBA Ldn, as measured from the centerline of Lee Highway, shall have the following acoustical attributes:

1. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39.
2. Doors (excluding garage doors) and windows shall have an STC rating of at least 28. If glazing (excluding any glazing in a garage door) constitutes more than twenty percent (20%) of any facade, then such windows shall have the same STC rating as that facade.
3. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
4. As an alternative to the above, the Developer may elect to have a refined acoustical analysis performed, subject to approval by DPW&ES to determine the appropriate noise attenuation measures necessary to meet established county standards and/or to determine which buildings may have sufficient shielding to permit reduction in the mitigation measures described above. The Applicant shall implement said mitigation measures subject to whatever reductions are permitted pursuant to this paragraph.

B. In order to achieve a maximum interior noise level of approximately 45 dBA Ldn, all residential units located within a noise contour between 70dBA Ldn and 75dBA Ldn, as measured from of the centerline of Lee Highway, shall have the following acoustical attributes:

1. Exterior walls shall have an STC rating of at least 45.
2. Doors (excluding garage doors) and windows shall have an STC rating of at least 37. If glazing (excluding any glazing in a garage door) constitutes more than twenty percent (20%) of any facade, then such windows shall have the same STC rating as that facade.
3. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmissions.
4. As an alternative to the above, the Developer may elect to have a refined acoustical analysis performed, subject to approval of DPWES, to determine the appropriate noise attenuation measures necessary to most established County standards and/or to determine which buildings may have sufficient shielding to permit reduction in the mitigation measures described above. The Applicant shall implement said mitigation procedures subject to whatever reductions are permitted pursuant to this paragraph.

C. In order to reduce the maximum exterior noise, in the open space area near the benches, as shown on the Plan, to a level of approximately 65 dBA Ldn, noise attenuation shall be provided, if such area is otherwise unshielded by topography or built structures to satisfy this requirement. The Applicant may incorporate acoustical materials in the fence to be located along the southern boundary. It is understood that gates shall be constructed in the fence along the southern boundary, to connect walkways within the Subject Property to the proposed trail, as shown on the Plan. Consequently, the fencing shall be architecturally solid from ground up with no gaps or openings, except as may be necessary for drainage and for gates. Satisfaction of this proffer shall be evaluated during site plan review in light of the requirement for gates in the fence or in any other noise barrier. The fence may exceed six feet in height and may be combined with a small berm, not greater than two feet in height. Any required noise attenuation barrier shall be constructed prior to the issuance of the first RUP for a new dwelling.

13. Condominium Association

If the Subject Property is developed as a condominium, the Applicant shall endeavor to cause the Subject Property to be incorporated as part of the Westbrook Condominium.

14. Housing Contribution

The Applicant shall, at the time of final site plan approval, contribute one percent (1%) of the estimated sales price of each new dwelling to Fairfax County for the County's Housing Trust fund for the provision of affordable housing. The Applicant, in consultation with the staff of the Fairfax County Department of Housing and Community Development, shall determine the estimated sales price.

15. Recreational Amenities.

A. The Applicant shall contribute \$2,500.00 to Westbrook Condominium, for the purchase or maintenance of recreational facilities, if the Subject Property is added to the Westbrook Condominium. If the Subject Property is not added to the Westbrook Condominium, the Applicant shall contribute \$2,500.00 to the Fairfax County Park Authority, for off-site recreational facilities in a nearby park. The contribution in this Proffer 15(A) shall be in addition to the contribution specified in Proffer 15(B).

B. At the time of final site plan approval, the Applicant shall contribute \$955.00 per unit to the Fairfax County Park Authority for off-site recreational facilities in a nearby park.

16. Construction

The Applicant shall apply to VDOT for a construction entrance directly from Lee Highway to the Subject Property for use by all construction vehicles during construction.

OWNER/APPLICANT

ALD GROUP, INC.

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

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

**PROPOSED FINAL DEVELOPMENT CONDITIONS**

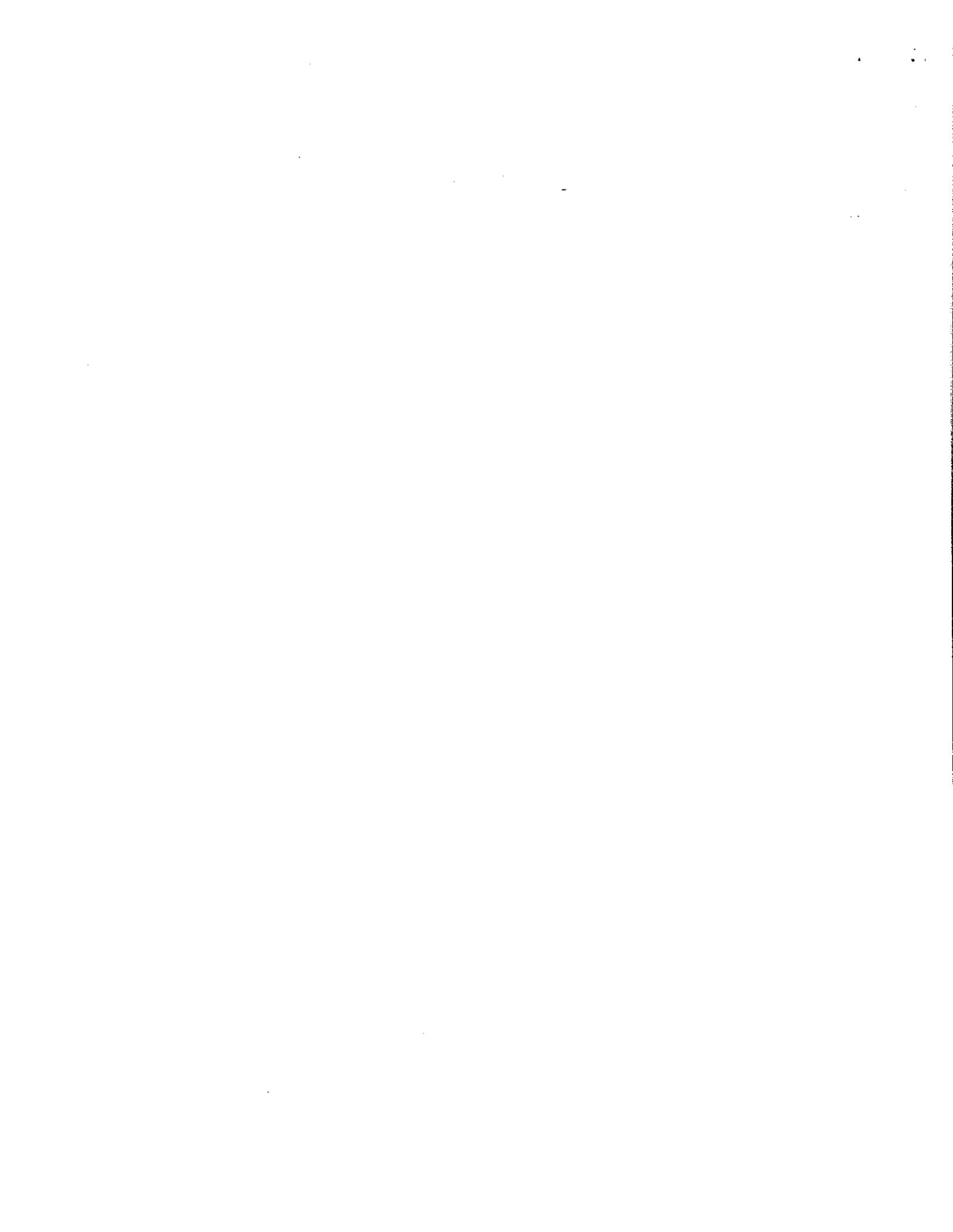
**FDP 2000-SU-024**

**November 29, 2000**

If it is the intent of the Planning Commission to approve FDP 2000-SU-024 for a multifamily development located at Tax Map 56-2 ((1)) 44, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment CDP/FDP consisting of two sheets prepared by R.C. Fields Jr. & Associates dated February 2000, as revised through November 1, 2000.
2. The applicant shall construct the Type 1 Trail as shown on the CDP/FDP prior to issuance of a residential use permit.
3. All parking spaces shall meet Public Facilities Manual (PFM) standards unless otherwise modified by the Director of the Department of Public Works and Environmental Services.
4. Signage shall be front-lit and light directed downward onto the sign to minimize glare.

The proposed condition are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.



**REZONING AFFIDAVIT**

APPENDIX 3

DATE: NOV 9, 2000  
 (enter date affidavit is notarized)

I, MARK G. JENKINS, 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 2000-85a

in Application No(s): RZ 2000-54-024  
 (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)
ALD Group, Inc.	10680 Main Street Fairfax, VA 22030	Title Owner/Applicant
Shahman Foradi	"	Agent for Title Owner/ Applicant
Maxine Lemaster	"	Agent for Title Owner/ Applicant
R.C. Fields, Jr. & Associates, P.C.	718 Jefferson Street Alexandria, VA 22314	Engineer/Agent
Paul Wilder	"	Engineer/Agent
Mark G. Jenkins, P.C.	2071 Chain Bridge Road, #400 Vienna, VA 22182	Attorney/Agent

Mark G. Jenkins (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. **Attorney/Agent**

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

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

DATE: Nov 9, 2000  
(enter date affidavit is notarized)

2000-85a

For Application No(s): RZ 2000-54-024  
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Planning and Development Services, Inc.	10012 Island Fog Court Bristow, Va. 20136	Planner/Agent
Paul R. Jeannin, Jr	" "	Planner/Agent

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

REZONING AFFIDAVIT

DATE: NOV 9, 2000  
(enter date affidavit is notarized)

2000-85a

for Application No(s): RZ 2000-54-024  
(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)

ALD Group, Inc.  
10680 Main Street  
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Shahman Foradi  
Maxine Lemaster

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

Shahman Foradi, President and Vice President  
Maxine Lemaster, Vice President

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

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

DATE: NOV 9, 2000  
(enter date affidavit is notarized)

7500-850

for Application No(s): RZ 2000-SU-024  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
R.C. Fields, Jr. & Associates, P.C.  
718 Jefferson Street  
Alexandria, VA 22314

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
R.C. Fields, Jr.

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Mark G. Jenkins, P.C.  
2071 Chain Bridge Road, Suite 400  
Vienna, VA 22182

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Mark G. Jenkins

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

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

DATE: NOV 9, 2000  
(enter date affidavit is notarized)

2000-85a

for Application No(s): RZ 2000-54-024  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Planning and Development Services, Inc..  
10012 Island Fog Court  
Bristow, VA 20136

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Paul R. Jeannin, Jr.

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

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

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

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

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

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

REZONING AFFIDAVIT

DATE: NOV 9, 2002  
(enter date affidavit is notarized)

2000-85a

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

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

PARTNERSHIP INFORMATION

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

None

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

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

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

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

DATE: Nov 9, 2000  
(enter date affidavit is notarized)

2558-850

for Application No(s): RZ 2000 - SU - 024  
(enter County-assigned application number(s))

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

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

None

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

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

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

None

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

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

WITNESS the following signature:

(check one) [ ] Applicant [X] Applicant's Authorized Agent  
Mark G. Jenkins  
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 9<sup>th</sup> day of November, 2000, in the state of Virginia.

My commission expires: 9/30/2002  
Diana Hatfield  
Notary Public

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
MAY 10 2000

RE: Rezoning Application  
Property: Tax Map No. 56-2-((1))-44  
Owner/Applicant: ALD Group, Inc.

ZONING EVALUATION DIVISION

**STATEMENT OF JUSTIFICATION  
AND DESCRIPTION OF PROPOSED USE**

The subject property (the "Property"), consisting of approximately 1.06 acres, is located on Lee Highway (Route 29) near its intersection with Waples Mill Road (Route 665) in the Sully Magisterial District of Fairfax County, Virginia. The Property is currently zoned R-1 under the Fairfax County Zoning Ordinance (the "Ordinance"). The Application requests the rezoning of the property to the PDH-20 District.

The Property has a roughly rectangular shape. Adjacent to the north and east of the Property is the Westbrook Court Condominium, containing approximately 140 condominium units, which was rezoned to the PDH-20 District in 1995; adjacent to the west are parcels zoned C-8 and C-6, and across Waples Mill Road, parcels zoned R-1 and I-5. Lee Highway forms the Property's southern boundary, with commercially zoned property directly across Lee Highway from the Property's southern boundary.

The Property is located within Land Unit Q, Subunit Q10 of the Fairfax Center Area Plan. The Comprehensive Plan text for this subunit calls for residential use at 20 dwelling units per acre at the overlay level.

As noted above, the Westbrook Court Condominium ("Westbrook"), located to the north and east, was rezoned to PDH-20 in 1995. At that time a serious but unsuccessful effort was made to consolidate the Property into the rezoning of the Westbrook property. The proposed Conceptual Development Plan/Final Development Plan ("CDP/FDP") for the Property functionally accomplishes that consolidation. Proffers for the Westbrook rezoning required the grant of interparcel access for the benefit of the Property by an ingress-egress easement to Stevenson Road, as shown on the CDP/FDP. This avoids a new curb cut on Lee Highway. In addition, the Westbrook Proffers established easements, for the benefit of the Property, to extend sanitary sewer, storm sewer, and water lines for connection to lines proposed or existing on or near the Westbrook property. Existing waterline and sanitary sewer easements on the Westbrook property are indicated on the CDP/FDP.

The Westbrook Proffers also contemplate the possible incorporation of the developed Property into the Westbrook condominium. The Applicant has initiated conversation with the Westbrook Condominium Association to explore this possibility.

The CDP/FDP depicts two 3 1/2 story buildings, each containing eight units. The front and rear facades of each building face east or west. The resulting density is 15.06 du/ac. The Plat depicts dedication of a twelve (12) foot wide trail easement on the southern boundary of the Property (after street dedication), which will extend an existing trail abutting the eastern

boundary of the Property. As the EVM information on the CDP/FDP indicates, the Property is predominately open field, with the most conspicuous vegetation - two 20 foot deciduous trees - being located in the proposed dedication area.

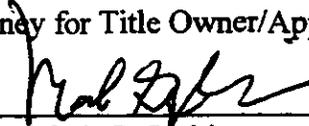
The CDP/FDP indicates that common open space would equal 62% of the Property before dedication of right-of-way along Lee Highway; after this dedication common open space is 32% of the Property. This large dedication for right-of-way, consisting of approximately 30% of the Property, will accommodate plans for widening of Lee Highway and planned extensive improvements of its intersection with Waples Mill Road. The resulting open space located outside the proposed dedication area is slightly lower than the minimum requirement of 35%, but this reduction is amply justified. A waiver of this small reduction of open space furthers the intent of the Ordinance by accommodating the planned widening of Lee Highway. The resulting development is harmonious with adjacent development as shown, for example, by its use of planned interparcel access, by its development in a manner compatible with Westbrook, and by possible integration of the planned units on the Property with the Westbrook Condominium association.

The Applicant intends to request a waiver of on-site stormwater management and Best Management Practices, but should the waivers not be granted the approximate location and dimensions of an on-site detention pond are shown on the CDP/FDP.

The proposed rezoning complies with the goals of the Comprehensive Plan by providing critical and extensive dedication of right-of-way; by functional and potentially formal consolidation with Westbrook; and by providing a well designed and efficient project, through, among other features, interparcel access and linkage of utilities with existing easements and systems.

Mark G. Jenkins, P.C.  
Attorney for Title Owner/Applicant

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

  
Mark G. Jenkins

Date: \_\_\_\_\_

5/9/00

## Supplemental Statement of Justification

RZ/FDP 2000-SU-024

Applicant/Owner: ALD Group, Inc.

This Supplemental Statement summarizes how the Conceptual Development Plan/Final Development Plan ("Plan"), when considered with the draft Proffers, meets or exceeds the Comprehensive Plan provisions applicable to the Subject Property. This conclusion is especially forceful given the close similarity between the design details in the Plan and the design details in the approved plans and proffers for the Westbrook Condominium (RZ 95-Y-008), which was rezoned in 1995. Westbrook is a 154 unit condominium on land adjacent to the north and east of the subject Property. An analysis of the Fairfax County Checklist, and a comparison with the checklist used in the Westbrook Condominium case, reinforces the foregoing conclusion.

### A. Design: Parking

Sheet 2 of the CDP/FDP depicts elevations for the proposed buildings and specifies building materials. The design and materials are virtually identical to those incorporated in the existing buildings at Westbrook Condominium.

Parking for this project consists of 38 spaces (the minimum requirement being 26), including 17 spaces along the north boundary of the subject. Prior to filing this application, the Applicant met with representatives of the Westbrook Condominium to show them a preliminary plan. Additional parking spaces were added at their request, since parking has been a problem in the area. These parking spaces could be available for use by Westbrook if the Subject Property, as is contemplated, is added to the Westbrook Condominium regime.

Initial staff comments suggest that the parking area along the northern boundary should be relocated along the southern boundary of the subject Property. This is inadvisable for several reasons: 1) it would make these spaces more remote from the existing Westbrook buildings; 2) it is inconsistent with the Westbrook rezoning, which did not require or recommend parking areas along the Lee Highway frontage (See, e.g. Exhibit 1); and 3) it would violate the planning goal to avoid separating streets from buildings by parking areas. Westbrook itself has a 14 space parking area near several of its buildings that was not required to be located along Lee Highway. See Exhibit 1.

### B. Buffering, Landscaping, Other Site Details

The revised Plan, and draft Proffers, incorporate the following:

1. Fencing - A board on board fence on the Westbrook Condominium is to be relocated, at Westbrook's request, to the southern boundary of the Subject Property. See Exhibit 2 for the style of this fence.

2. Landscaping – Extensive new planting is to be provided along boundaries, along building foundations, and in driveway/garage areas. The landscaping will be comparable in relative number and in quality to Westbrook's. See Exhibit 3 for examples of foundation plantings and Sheet 2 of the Plan.
3. Buffers – along Lee Highway, after the extensive dedication of about thirty-five percent of the Subject Property, the combination of fence, trail, new plantings and setbacks of the proposed Buildings will provide an effective buffer. Setbacks along Lee Highway will be comparable to an existing Westbrook building (See Exhibit 1) and the plantings will be more extensive than those in Westbrook.
4. While no berm has been constructed along Westbrook's Lee Highway frontage (as shown on Exhibit 1), a small berm on the subject Property's Lee Highway frontage, to increase buffering, could be incorporated. On other boundaries of the Subject Property proposed landscaping exceeds in number the boundary plantings on Westbrook and will meet the size requirements for Fairfax Center.
5. Sidewalks/Brick Accents – Westbrook has brick accents in sidewalks in front of its building entrances (see Exhibit 4), but not in other sidewalks. The Applicant proposes to install brick accents similar to those in Westbrook, but in all sidewalks, including the sidewalk on the west side of the Subject Property.
6. Lighting - Westbrook did not install streetlights on its private streets. The Applicant proposes exterior lights in building entranceways and garage entrances, similar to those in Westbrook. See Exhibit 5.
7. Trash Receptacles; Mail Kiosks - Applicant can enclose trash receptacle areas and install mail kiosks similar to those in Westbrook. See Exhibit 6 and sheet 2 of the Plan.

### C. Open Space

The Subject Property is a small site, only 1.0624 acres, which was unable to be consolidated when the Westbrook Condominium was rezoned. The rezoning of the Subject Property would be a kind of deferred consolidation in two possible senses: first, if the Subject Property is added to the Westbrook Condominium as is contemplated; second, even if not added, the Subject Property functionally relates to the Westbrook Condominium in design, traffic circulation, landscaping, and pedestrian linkages.

The Subject Property has a significant constraint, not present in the Westbrook Condominium, which justifies a waiver of a strict application of open space requirements. Approximately 15,500 square feet - about 35% of the site - is required to be dedicated to accommodate the widening of Lee Highway and the installation of an eventual interchange. The Westbrook condominium did not face such a severe constraint; few other properties face such a constraint.

Even given this very large requirement for dedication, this Application is still able to achieve a development comparable in quality to Westbrook, but at a lower density. (Westbrook's density is 19.06 DU/AC, the Subject Property will have a density of 15.06 DU/AC). This development will also potentially contribute a more than proportionate

increase of parking spaces that could benefit the neighborhood in general and will add to the stock of moderately priced housing in Fairfax County.

The site-specific constraint of the Subject Property, not shared by other properties, amply justifies a waiver of strict enforcement of the open space requirement. Despite the land-devouring dedication, the Plan incorporates an open space area curling on the west side of the Property, which happens to be protected by a large berm on land owned by the County, thereby creating a nice pocket-park setting that can also link to the trail, as shown on the Plan.

Mark G. Jenkins, P.C.  
Attorney/Agent for Applicant

BY: Mark G. Jenkins 11/1/00  
Mark G. Jenkins

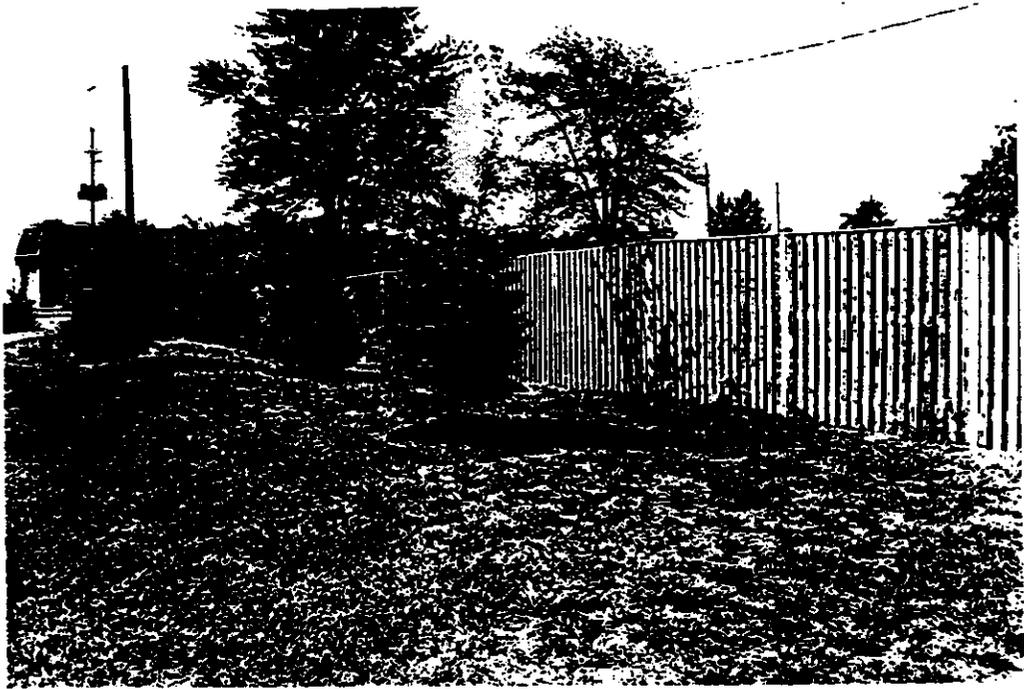


(1)



(2)

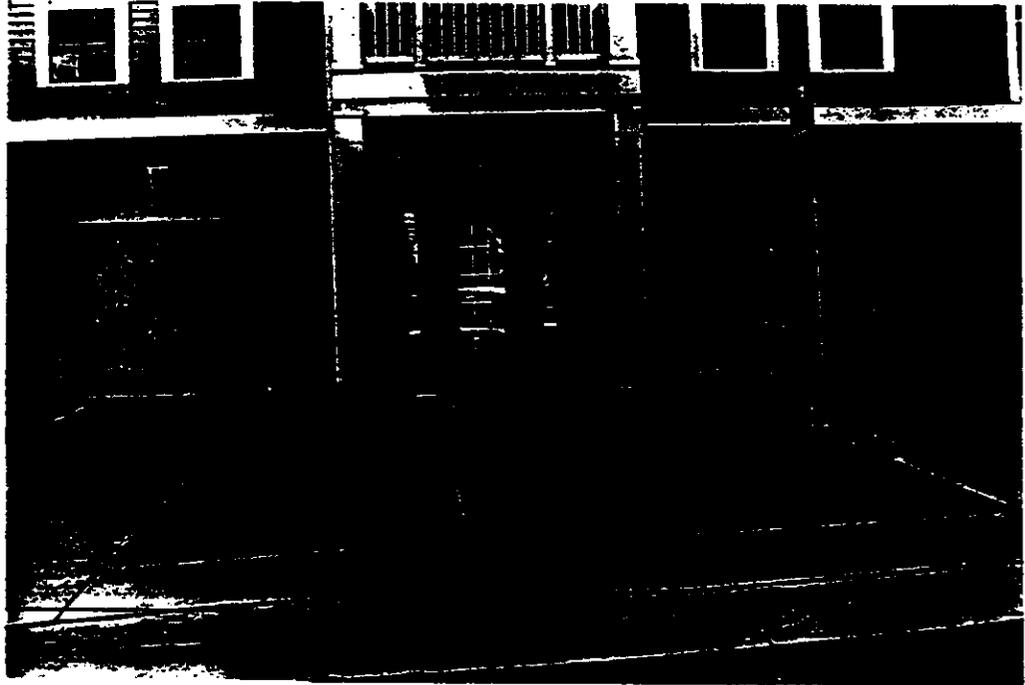
**Exhibit 1**  
**Lee Highway Frontage of Existing Westbrook Building (1)**  
**14 Space Parking Area in Westbrook Condominium (2)**



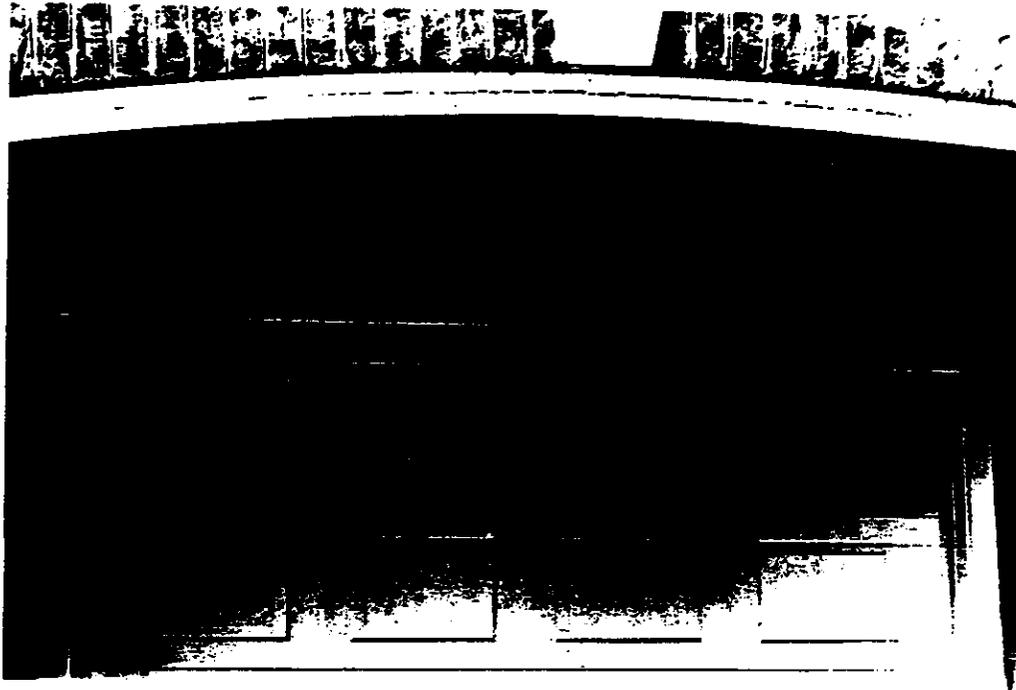
**Exhibit 2**  
**Fence to be Relocated**



**Exhibit 3**  
**Illustrative Foundation Plantings**



**Exhibit 4**  
**Example of brick accents for sidewalks and garage/driveway landscaping**

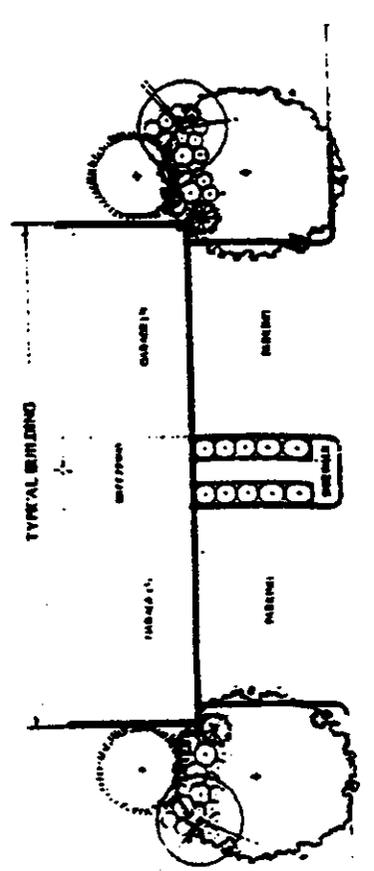


**Exhibit 5**  
**Exterior Lighting in Westbrook Condominium**

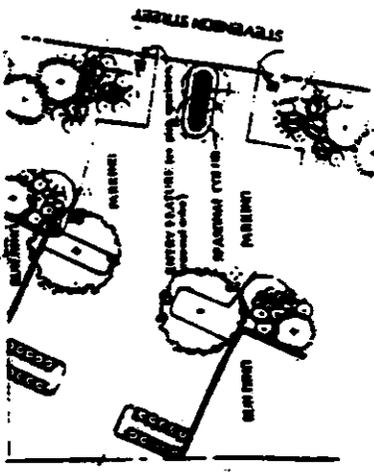


**Exhibit 6**  
**Illustration of Fencing for Trash Receptacles**

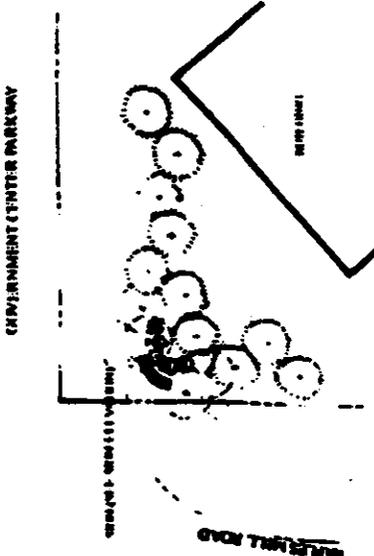




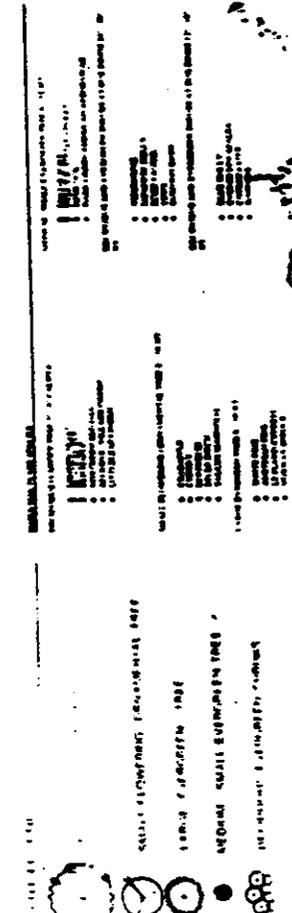
TYPICAL BUILDING LANDSCAPE  
 SCALE: 1/8" = 1'-0"



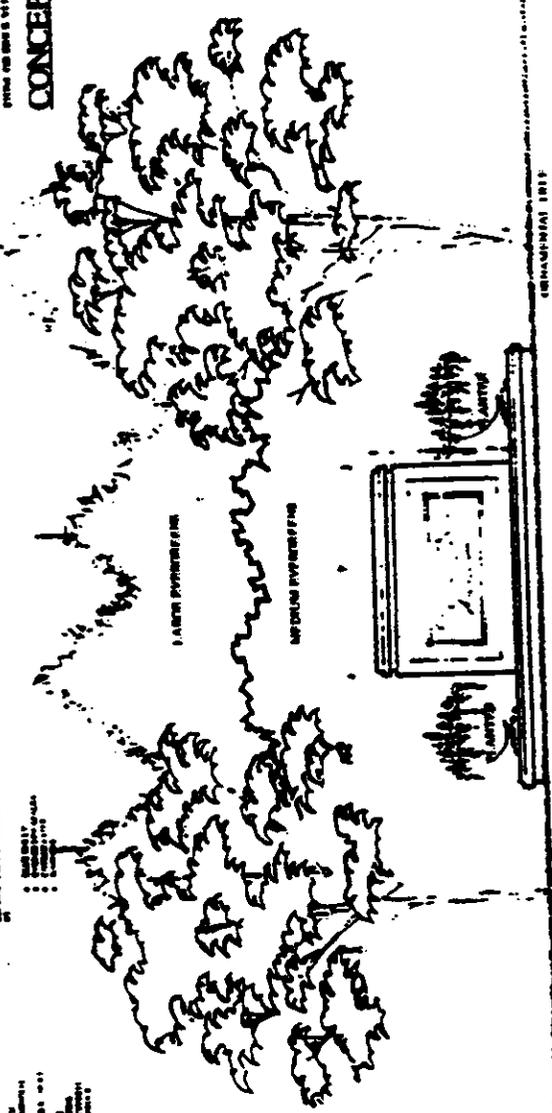
MAIN ENTRY LANDSCAPE  
 SCALE: 1/8" = 1'-0"



SIGN LANDSCAPE  
 SCALE: 1/8" = 1'-0"



CONCEPTUAL ARCHITECTURE  
 SCALE: 1/8" = 1'-0"



ENTRY SIGN ELEVATION  
 SCALE: 1/8" = 1'-0"

THE PLANS, ELEVATIONS AND DETAILS PRESENTED ON THIS SHEET ARE PRELIMINARY AND INTEND TO INDICATE THE GENERAL CHARACTER AND FORM OF THE PROPOSED DEVELOPMENT. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** Comprehensive Plan Land Use Analysis: RZ 2000-SU-024  
Ald Group, Inc.

**DATE:** 29 September 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and Conceptual/Final Development Plan (CDP/FDP) dated February, 2000. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

**DESCRIPTION OF THE APPLICATION**

The applicant proposes to rezone a 1.06 acre parcel of land from the R-1 District to the PDH-20 District in order to permit construction of 2 multi-family buildings each containing 8 units for an overall density of 15.06 du/ac. Approximately 32% of the site will be retained as open space. Access into the site is proposed from a single interparcel access point from the east through an existing multi-family dwelling complex adjacent to the site. No access is proposed from Lee Highway. Stormwater management is depicted along the eastern edge of the site. Landscaping is proposed primarily around the site's perimeter in the form of deciduous and evergreen trees. Parking spaces are to be provided in a parking garage under the buildings and with surface parking spaces along the northern lot line adjacent to existing multi-family units.

**LOCATION AND CHARACTER OF THE AREA**

The site is located on the north side of Lee Highway, approximately 100 feet east of the intersection of Lee Highway and Waples Mill Road, opposite Shirley Gate Road and approximately 500 feet west of the City of Fairfax. The site is largely open field and grasses. Two large trees depicted on the CDP/FDP are situated in an area to be dedicated for public street right-of-way. The site is located at the eastern edge of the Fairfax Center Area, which is intensively developed and is surrounded by a variety of uses.

	Existing Use	Zoning	Comprehensive Plan
<b>North and East</b>	Multi-family residential	PDH-20	Fairfax Center - Residential 20 du/ac at overlay level
<b>South</b>	Self storage facility and vacant commercial property	C-8 and R-1	Fairfax Center - Office Use with a restaurant option.
<b>West</b>	vacant (1)	C-8	Fairfax Center - Residential 20 d/ac at overlay level

(1) Parcel 40 is located immediately west of the site between the application property and Waples Mill Road. It is zoned C-6 and C-8, is owned by Fairfax County, and contains a berm created with the construction of Waples Mill Road.

### COMPREHENSIVE PLAN CITATIONS

**Plan Area: III Planning Sector: Fairfax Center Area  
 Sub-unit Q10**

**Plan Text:** On Pages 292 and 293 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Land Unit Q, Recommendations, Land Use", the Comprehensive Plan states:

**"Sub-unit Q10**

Should this sub-unit be redeveloped, it is planned for residential use at 20 dwelling units per acre at the overlay level. Residential development on the balance of this site should provide sufficient land for open space and on-site recreation facilities. Parcels should be consolidated to the greatest extent possible and developed in a cohesive, unified design. Substantial buffering of these residential units should be provided along Route 29 and the east-west subconnector road."

<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>FAR</u>	<u>Intensity/Density Units/Acre</u>
<b>Baseline Level</b> Q10	RES*		1
<b>Intermediate Level</b> Q10	RES		10
<b>Overlay Level</b> Q10	RES		20

**Plan Map:** Fairfax Center

**ANALYSIS:**

The application seeks to rezone the site to the PDH-20 district to construct 2 buildings with 16 units at a density of 15.06 du/ac, which is at the overlay level. Comprehensive Plan land use guidance indicates that the site should be "developed in a cohesive, unified design" and should "provide for sufficient land for open space and on-site recreation" and that "Substantial buffering of these residential units should be provided along Rt. 29...". Analysis of the Plan guidance and the proposed development raises the following land use concerns:

**Issue: Design** The proposed development is not designed as an integrated and cohesive extension of the existing development, which surrounds the site to the immediate north and south. Surface parking and a stormwater management pond are designed to abut the existing residential development along the common boundaries without any transition or buffer. No information is provided to indicate that the architecture and building materials will be designed to be similar to, or compatible with the existing residential apartment buildings. Infrastructure such as the surface parking and stormwater management could be relocated to be adjacent to the roadways, which would help to achieve the cohesive and unified design envisioned by the Plan.

**Issue: Open Space and Recreation** Based on the tabulations provided on the CDP/FDP, the proposed development will retain 32% of the site in open space. A minimum of 35% is required by Ordinance. No on-site recreation is proposed. To address the Plan recommendations, design revisions should be considered that provide for open space (in excess of minimum Ordinance requirements) to be integrated with and accessible to the residential buildings for active and/or passive recreation.

**Issue: Buffering and Landscaping** Once dedication for VDOT right-of-way occurs, there is no

buffer area between the residential buildings and Rt. 29 and the service road. The CDP/FDP indicates that a barrier fence is proposed along the site frontage, but no detailed information about the design or type fence is provided. Landscaping shown is limited to deciduous and evergreen trees of unspecified size that serve as parking lot landscaping. No building foundation or focal landscaped features are provided.

**Issue: Fairfax Center** In addition to the outstanding issues discussed above, the application submission, which consists of a single combined CDP/FDP plan sheet, has not justified development at the overlay level of 20 du/ac nor provided design details or site amenities that are generally anticipated with development in the Fairfax Center area. In order to address the lack of open space and buffers and the design concerns, the applicant might consider a single building of approximately 10 units. Detailed design information on building elevations, lighting, landscaping, location of screened trash dumpsters (if provided) sidewalk paver treatments, and signs should be provided along with residential amenities such as mail kiosks and pedestrian/outdoor seating.

**Summary:** Based on the numerous outstanding land use concerns outlined above, the application has not justified the proposed development at the overlay level for Fairfax Center and has not demonstrated conformance with the specific Plan recommendations for the site.

DMJ:BGD

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

SEP 19 2000

ZONING EVALUATION DIVISION

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

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

**FILE:** 3-4 (RZ 2000-SU-024)

**SUBJECT:** Transportation Impact

**REFERENCE:** FDP 2000-SU-024; ALD Group Inc.  
Traffic Zone: 1124  
Tax Maps: 56-2 ((1)) 44

**DATE:** September 15, 2000

The following comments reflect the analyses of the Department of Transportation and are based on plans made available to this Office dated April 28, 2000, with revisions to August, 2000. Because this review is based in part on the submitted plan, development of the site in accordance with the plan, subject to revisions as noted herein, should be proffered/made a condition of approval.

#### Transportation Issues

The applicant is seeking permission to rezone the referenced site from R-1 to a PDH 20 residential dwelling district. Transportation issues associated with the application relate to: provision of ancillary easements as may be needed to facilitate construction of the Lee Highway/Waples Mill Road interchange; construction of an additional lane along the site frontage which will ultimately become a westbound right turn lane into Waples Mill Road; contribution to the Fairfax Center Area Road Fund; provision of sidewalk into the site from the Lee Highway frontage; and provision of a sidewalk connection to the adjoining residential development.

*Easements Adjacent to Lee Highway.* The adopted Comprehensive Plan calls for an interchange to be constructed at the intersection of Lee Highway and Shirley Gate/Waples Mill Roads. Interim improvements include the widening of Lee Highway to a six lane divided roadway. Final design plans have not been completed for either the six lane divided section, or the future interchange. Therefore the applicant should provide ancillary easements to 15 feet parallel to the proposed property line.

**Lee Highway Frontage Improvements.** The third westbound travel lane on Lee Highway was constructed across the site frontage with the construction of Waples Mill Road north of Lee Highway. That lane is serving as an interim right turn deceleration lane until the third travel lane is continued west of the Waples Mill Road intersection. Numerous sites west of Waples Mill Road are currently under development and will be constructing the third westbound lane prior to site buildout. The application density is at the overlay level of development. Therefore, it would be desirable for the applicant to commit to construct an additional 12-foot lane along the site frontage which would become a permanent right turn lane when improvements west of Waples Mill are completed.

**Fairfax Center Road Fund.** The applicant should commit to contribute to the Fairfax Center Area Road Fund per Fund guidelines. Note that the cost of constructing Lee Highway frontage improvements is creditable towards the Fairfax Center Area Road Fund contribution.

**Pedestrian Access.** In order to encourage residents to walk to nearby retail and restaurant uses, pedestrian access (sidewalks) should be extended to meet sidewalks within the adjoining condominium community, and between the proposed residences and proposed trail along the Lee Highway frontage.

### Trip Generation

The following is a comparison of trip generation characteristics if the site is developed in accordance with:

<u>Use</u>	<u>Trips Per Day/Peak Hour</u>
<i>Existing Use:</i> Vacant	0 vpd/0 vph
<i>Existing Zoning:</i> R-1 (1 residence)	10 vpd/1 vph
<i>Comprehensive Plan:</i> (1.06 Acres)	
Base Level: 1 du/ac - 1 residence	10 vpd/1 vph <sup>1a</sup>
Intermediate Level: 2 - 10 du/ac. (2 - 10 residences)	20 - 90 vpd/2 - 9 vph <sup>1a,1b</sup>
Overlay Level: 11 - 20 du/ac. (11 - 21 residences)	100 - 170 vpd/10 - 17 vph <sup>1b</sup>
<i>Proposed Use:</i> 16 residences	135 vpd/ 13 vph <sup>1b</sup>

These trip generation estimates are based on data from Trip Generation, Fifth Edition, Institute of Transportation Engineers, 1991, utilizing the parameters noted below.

1a. Volumes are based on the rates for single family detached residences (ITE LUC 210).

1b. Volumes utilize the rate per unit for residential condominiums/town houses (ITE LUC 230).

Note that the trip generation characteristics anticipated with development of the subject site are at the high end of the Plan range, but do not exceed that which is permitted by the Comprehensive Plan.

AKR/CAA

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services  
Katharine D. Ichter, Chief, Highway Operations Division, Department of Transportation

## COUNTY OF FAIRFAX, 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-SU-024**  
**ALD Group**

**DATE:** 29 September 2000

**BACKGROUND:**

This report, prepared by Irish Grandfield, 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 dated February 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are 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:

1. **Transportation Generated Noise** (Objective 4, p. 89, The Policy Plan)

**“Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a. Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . . .”

2. **Water Quality** (Objective 2, p. 86, The Policy Plan)

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

Policy c. Minimize the amount of impervious surface created as a result of development consistent with planned land uses...

Policy k. Regulate land use activities to protect surface and groundwater resources.

3. **Light Pollution** (Objective 5, p. 89, The Policy Plan)

**“Minimize light emissions to those necessary and consistent with general safety.**

Policy a: Recognize the nuisance aspects of unfocused light emissions.”

4. **Trails** (Objective 4, p. 59, The Policy Plan)

**“Fairfax County should provide a comprehensive network of trails and sidewalks as an integral element of the overall transportation network.**

Policy a: Plan for Pedestrian, bicycle, and bridle path/hiking trail system components in accordance with the Countywide Trails Plan . . .”

5. **Problem Soils** (Objective 6, p. 90, The Policy Plan)

**“Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

## **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.

### **1. Transportation Generated Noise**

*Issue:* This site is exposed to noise from Lee Highway. A preliminary highway noise analysis for this site indicates noise levels above DNL 65 dBA extend approximately 370 feet from the centerline of Lee Highway onto this site (noise levels above DNL 70 dBA pose no issue for this site). Most of the site will be impacted by noise levels between DNL 65 and 70 dBA.

*Suggested Solution:* The applicant should commit to the use of appropriate building materials for noise mitigation and demonstrate that noise will be effectively mitigated onsite. Interior noise should not exceed DNL 45 dBA. The applicant may also need to provide a noise barrier to ensure that exterior noise levels are reduced to DNL 65 dBA within common open space areas.

### **2. Water Quality**

*Issue:* It appears that this site had been used previously for commercial uses. Staff is concerned with the potential for contamination of soil and water from products that were used and/or stored on this site. The applicant should provide information regarding past uses on the site and whether or not such uses may have resulted in the release of environmental contaminants.

*Suggested Solution:* Prior to site plan approval, a Phase I investigation of the property should be submitted to DPWES for review and approval in coordination with the Fire and Rescue Department, the Health Department, and other appropriate agencies as determined by DPWES (hereinafter referred to as the “reviewing agencies”). This investigation should be generally consistent with the procedures described within the American Society for Testing and Materials document entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment

Process” as determined by DPWES in coordination with the reviewing agencies.

If warranted by the results of the Phase I investigation, and as determined by DPWES in coordination with the reviewing agencies, a Phase II monitoring program should be pursued in order to determine if soil, surface water, or ground water contaminants are present on the property and/or have migrated from the property. If such a program is pursued, monitoring parameters should be subject to the approval of DPWES in coordination with the reviewing agencies. If contaminants are detected in concentrations requiring remedial action, a remediation program should be performed in accordance with all applicable Federal, State, and County requirements. Sufficient documentation of completion of the remediation program (with the possible exception of long term follow-up monitoring efforts) or an appropriate corrective action plan consistent with the proposed development (as determined by DPWES in coordination with the reviewing agencies) should be provided to DPWES prior to site plan approval.

### 3. Light Pollution

**Issue:** It is unclear from review of the development plan the location and types of outdoor lighting that is proposed for this site. Staff does not object to any particular type of lighting as long as the design is appropriate and the lighting does not cause light pollution.

**Suggested Solution:** All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting. Lighting for property name signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than back-lit signs and direct any light downward on the sign rather than upward or horizontally.

### 4. Trails

**Issue:** The Countywide Trails Plan shows a proposed trail along Route 29. The Plan appears to call for the trail on the north side of the road (onsite). The Development Plan is showing a proposed 8-foot asphalt trail.

**Suggested Solution:** The Director of DPWES will determine the sufficiency of the existing trail at site plan.

5. **Problem Soils**

***Issue:*** This site appears to be covered with recent fill material. Uncontrolled fill can cause problems for building foundations and pavement.

In addition, the bedrock underlying this property may contain naturally occurring fibrous asbestos minerals. Excavations made into hard bedrock and/or earth-moving activities may expose asbestos to the atmosphere, allowing the fibers to become airborne. Airborne asbestos poses a human health hazard.

***Suggested Solution:*** At the time of site development, the applicant should submit geotechnical studies to address potential soil problems.

If DPWES, in coordination with the Health Department, determines that a potential health risk exists, the applicant should: (1) ensure that all construction personnel are alerted to this potential health risk, and (2) commit to appropriate construction techniques, as determined by DPWES in coordination with the Health Department, to minimize this risk. Such techniques may include, but are not necessarily limited to, dust suppression measures during all blasting and drilling activities, covered transport of removed materials, and appropriate disposal of removed materials.

BGD:JPG

MEMORANDUM

TO: Staff Coordinator  
Zoning Evaluation Division, OCP

DATE: July 5, 2000

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2000-SU-024  
Tax Map No. 056-2- /01/ / 0044

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 (M0) watershed. It would be sewered into the Norman 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. A PROPOSED 8 inch line located in AN EASEMENT and APPROX. 50 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.

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

5. Other pertinent information or comments: FAIR OAKS PLAZA REIMBURSEMNT  
CHARGES ARE APPLICABLE.

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

June 9, 2000

**MEMORANDUM**

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

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

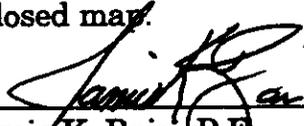
**SUBJECT:** Water Service Analysis, Rezoning Application RZ 00-SU-024  
FDP 00-SU-024

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

1. The application property is not located within the franchise area of the Fairfax County Water Authority.
2. Water service is not available from FCWA.
3. Other pertinent information or comments:

City of Fairfax service area. See enclosed map.

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

Attachment



## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

June 8, 2000

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING

JUN 9 2000

ZONING EVALUATION DIVISION

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

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

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-SU-024, Final Development Plan FDP 2000-SU-024

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

7. The application property is serviced by the Fairfax County Fire and Rescue Department Station #03, Fairfax City.
8. 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.

Date: 6/22/00

Case # RZ-00-SU-024

Map: 56-2

PU 4450

Acreage: 1.06

Rezoning

From :R-1 To: PDH-20

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	Membr/Cap Difference 2000-2001	2004-2005 Membership	Membr/Cap Difference 2004-2005
Greenbriar East 2254	K-6	721	802	887	-166	996	-275
Lanier 2501	7-8	775	891	913	-138	1053	-278
Fairfax 2500	9-12	2075	1880	1908	167	1981	94

- 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	GA	16	X.170	3	SF	1	X.4	0	2	2
7-8	GA	16	X.034	1	SF	1	X.069	0	1	1
9-12	GA	16	X.071	1	SF	1	X.159	0	1	1

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

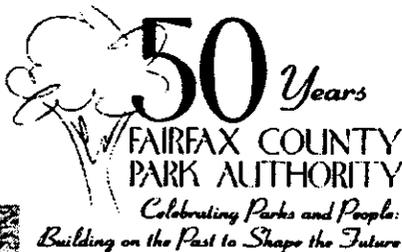
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

#### Comments

Enrollment in the school listed (Fairfax High) is currently projected to be below capacity; therefore, estimated enrollment increases potentially generated by the proposed action can be accommodated within existing capacities.

Enrollment in the schools listed (Greenbriar East Elementary, Lanier Middle) are currently projected to be near or above capacity; therefore, estimated enrollment increases potentially generated by the proposed action can be accommodated within existing capacities.

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



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

July 6, 2000

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

**SUBJECT:** RZ/FDP 2000-SU-024  
ALD Group, Inc.  
Loc: 56-2((1))44

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 to acquire, develop, and maintain recreational facilities in a nearby park, as required to serve the population attracted to this new Planned Development Housing (PDH) site. Based on the Zoning Ordinance requirements, this cost is estimated to be \$15,280 and should be provided to the Fairfax County Park Authority.

The development plan for ADL Group, Inc. will construct 16 units that will add approximately 32 residents to the current population of Sully District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lot, basketball court, tennis court, volleyball court and athletic fields. Based on the Zoning Ordinance requirements, the proportional cost to develop outdoor recreational facilities for the population attracted to this new Planned Development Housing (PDH) site is estimated to be \$15,280. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH unit times the 16 non-ADU (affordable dwelling units) residences proposed in this 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;...."*



*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  
Mubarika Shah, Plan Review Team, FCPA  
File Copy



**FAIRFAX CENTER CHECKLIST**

*Transportation Systems*

Case Number:  
Plan Date:

RZ/FDP 2000-SU-024  
February 2000 as revised through November 1, 2000

Not Applicable    Applicable    Essential    Satisfied    Comments

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Roadways</b>					
1. Minor street dedication and construction		X			
2. Major street R.O.W. dedication		X	X	X	
<b>B. Transit</b>					
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes		X			
2. Non-motorized access to bus or rail transit stations		X			
3. Land dedication for transit and commuter parking lots		X			
<b>C. Non-motorized Transportation</b>					
1. Walkways for pedestrians		X	X	X	
2. Bikeways for cyclists		X		X	
3. Secure bicycle parking facilities		X			

<b>A. Roadways</b>					
1. Major roadway construction of immediately needed portions			X	X	No proffer to construct
2. Signs		X			
<b>B. Transit</b>					
1. Bus shelters		X			
2. Commuter parking		X			
<b>C. Non-motorized transportation</b>					
1. Pedestrian activated signals		X			
2. Bicycle support facilities (showers, lockers)		X			
<b>D. Transportation Strategies</b>					
1. Ridesharing programs		X			

**FAIRFAX CENTER CHECKLIST**

*Transportation Systems*

Case Number:

RZ/FDP 2000-SU-024

Plan Date:

February 2000 as revised through November 1, 2000

Not

	Applicable	Applicable	Essential	Satisfied	Comments
2. Subsidized transit passes for employees	X				
<b>A. Roadways</b>					
1. Contribution towards major (future) roadway improvements		X	X	X	
2. Construct and/or contribute to major roadway improvements		X	X		No proffer to construct
3. Traffic signals as required by VDOT	X				
<b>B. Transit</b>					
1. Bus or rail transit station parking lots	X				
<b>C. Transportation Strategies</b>					
1. Local shuttle service	X				
2. Parking fees	X				
<b>D. Non-motorized Circulation</b>					
1. Grade separated road crossings	X				

# FAIRFAX CENTER CHECKLIST

Case Number:  
Plan Date:

RZ/FDP 2000-SU-024  
February 2000 as revised through November 1, 2000

Not  
Applicable    Applicable    Essential    Satisfied    Comments

A. Environmental Quality Corridors (EQC)							
1. Preservation of EQCs as public or private open space	X						
<b>B. Stormwater Management (BMP)</b>							
1. Stormwater detention/retention		X				X	
2. Grassy swales/vegetative filter areas	X						
<b>C. Preservation of Natural Features</b>							
1. Preservation of quality vegetation		X				X	
2. Preservation of natural landforms	X						
3. Minimize site disturbance as a result of clearing or grading limits	X						
<b>D. Other Environmental Quality Improvements</b>							
1. Mitigation of highway-related noise impacts		X		X		X	
2. Siting roads and buildings for increased energy conservation (including solar access)		X					Site Buildings facing North

A. Increased Open Space							
1. Non-stream valley habitat EQCs	X						
2. Increased on-site open space		X			X		Requesting waiver provide 30%
<b>B. Protection of Ground Water Resources</b>							
1. Protection of aquifer recharge areas	X						
<b>C. Stormwater Management (BMP)</b>							
1. Control of off-site flows	X						
2. Storage capacity in excess of design storm requirements	X						
<b>D. Energy Conservation</b>							
1. Provision of energy conscious site plan		X				X	Proffer energy efficient homes

**FAIRFAX CENTER CHECKLIST**

*Environmental Systems*

*Case Number:*  
*Plan Date:*

RZ/FDP 2000-SU-024  
February 2000 as revised through November 1, 2000

Not Applicable    Applicable    Essential    Satisfied    Comments

A. Innovative Techniques					
1. Innovative techniques in stormwater management	X				
2. Innovative techniques in air or noise pollution control and reduction		X		X	
3. Innovative techniques for the restoration of degraded environments	X				

**FAIRFAX CENTER CHECKLIST**

*Provision of Public Facilities*

Case Number:

RZ/FDP 2000-SU-024

Plan Date:

February 2000 as revised through November 1, 2000

Not Applicable    Applicable    Essential    Satisfied    Comments

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Park Dedications</b>					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy		X			
<b>B. Public Facility Site Dedications</b>					
1. Schools		X			
2. Police/fire facilities		X			

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Park Dedications</b>					
1. Dedication of parkland suitable for a neighborhood park		X			
<b>B. Public Facility Site Dedication</b>					
1. Libraries		X			
2. Community Centers		X			
3. Government offices/facilities		X			

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Park Dedications</b>					
1. Community Parks		X			
2. County Parks		X			
3. Historic and archeological parks		X			
<b>B. Public Indoor or Outdoor Activity Spaces</b>					
1. Health clubs		X			
2. Auditoriums/theaters		X			
3. Athletic fields/major active recreation facilities		X		X	No active recreation

**FAIRFAX CENTER CHECKLIST**

*Land Use - Site Planning*

Case Number:  
Plan Date:

RZ/FDP 2000-SU-024  
February 2000 as revised through November 1, 2000

Not Applicable    Applicable    Essential    Satisfied    Comments

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Site Considerations</b>					
1. Coordinated pedestrian and vehicular circulation systems		X	X	X	
2. Transportation and sewer infrastructure construction phased to development construction		X			
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites		X			
4. Preservation of significant historic resources		X			
<b>B. Landscaping</b>					
1. Landscaping within street rights-of-way		X			
2. Additional landscaping of the development site where appropriate		X	X	X	
3. Provision of additional screening and buffering		X	X	X	
<b>A. Land Use/Site Planning</b>					
1. Parcel consolidation		X			
2. Low/Mod income housing		X			Housing Trust contribution
<b>B. Mixed Use Plan</b>					
1. Commitment to construction of all phases in mixed-use plans		X			
2. 24-hour use activity cycle encouraged through proper land use mix		X			
3. Provision of developed recreation area or facilities		X			

**FAIRFAX CENTER CHECKLIST**

*Land Use - Site Planning*

*Case Number:*

RZ/FDP 2000-SU-024

*Plan Date:*

February 2000 as revised through November 1, 2000

Not Applicable    Applicable    Essential    Satisfied    Comments

A. Extraordinary Innovation						Comments
1. Site design		x	x			Not consistent with Westbrook
2. Energy conservation	x					

# FAIRFAX CENTER CHECKLIST

*Detailed Design*

Case Number:  
Plan Date:

RZ/FDP 2000-SU-024  
February 2000 as revised through November 1, 2000

Not  
Applicable    Applicable    Essential    Satisfied    Comments

<b>A. Site Entry Zone</b>					
1. Signs		X	X	X	
2. Planting		X	X	X	
3. Lighting		X	X	X	
4. Screened surface parking		X	X	X	
<b>B. Street Furnishings</b>					
1. Properly designed elements such as lighting, signs, trash receptacles, etc.		X	X	X	

<b>II. FAIRFAX CENTER MINOR DEVELOPMENT PROJECTS CHECKLIST</b>					
<b>A. Building Entry Zone</b>					
1. Signs		X		X	
2. Special planting		X	X	X	
3. Lighting		X		X	
<b>B. Structures</b>					
1. Architectural design that complements the site and adjacent developments		X	X	X	
2. Use of energy conservation techniques		X		X	
<b>C. Parking</b>					
1. Planting - above ordinance requirements		X	X	X	
2. Lighting		X		X	
<b>D. Other Considerations</b>					
1. Street furnishing such as seating, drinking fountains		X		X	
2. Provision of minor plazas	X				

**FAIRFAX CENTER CHECKLIST**

*Detailed Design*

Case Number: RZ/FDP 2000-SU-024  
 Plan Date: February 2000 as revised through November 1, 2000

Not Applicable    Applicable    Essential    Satisfied    Comments

A. Detailed Site Design					
	Not Applicable	Applicable	Essential	Satisfied	Comments
1. Structured parking with appropriate landscaping		X			
2. Major plazas		X			
3. Street furnishings to include structures (special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment		X			
4. Landscaping of major public spaces		X			

**FAIRFAX CENTER CHECKLIST**

*Summary*

*Case Number:*

RZ/FDP 2000-SU-024

*Plan Date:*

February 2000 as revised through November 1, 2000

**I. BASIC DEVELOPMENT ELEMENTS**

- 1. Applicable Elements 15
- 2. Elements Satisfied 14
- 3. Ratio 0.93

**II. MINOR DEVELOPMENT ELEMENTS**

- 1. Applicable Elements 12
- 2. Elements Satisfied 10
- 3. Ratio 0.83

**III. MAJOR DEVELOPMENT ELEMENTS**

- 1. Applicable Elements 5
- 2. Elements Satisfied 2
- 3. Ratio 0.40

**IV. ESSENTIAL DEVELOPMENT ELEMENTS**

- 1. Applicable Elements 20
- 2. Elements Satisfied 15
- 3. Ratio 0.75

**V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS**

- 1. Applicable Elements 2
- 2. Elements Satisfied 1
- 3. Ratio 0.50

**VI. LOW/MODERATE INCOME HOUSING ELEMENT**

yes

no

**FAIRFAX CENTER CHECKLIST**

*Summary*

*Case Number:*

RZ/FDP 2000-SU-024

*Plan Date:*

February 2000 as revised through November 1, 2000

**I. BASIC DEVELOPMENT ELEMENTS**

1. Applicable Elements	15
2. Elements Satisfied	14
3. Ratio	<b>0.93</b>

**II. MINOR DEVELOPMENT ELEMENTS**

1. Applicable Elements	12
2. Elements Satisfied	10
3. Ratio	<b>0.83</b>

**III. MAJOR DEVELOPMENT ELEMENTS**

1. Applicable Elements	5
2. Elements Satisfied	2
3. Ratio	<b>0.40</b>

**IV. ESSENTIAL DEVELOPMENT ELEMENTS**

1. Applicable Elements	20
2. Elements Satisfied	15
3. Ratio	<b>0.75</b>

**V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS**

1. Applicable Elements	2
2. Elements Satisfied	1
3. Ratio	<b>0.50</b>

**VI. LOW/MODERATE INCOME HOUSING ELEMENT**

yes  no

**6-101 Purpose and Intent**

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

**16-101 General Standards**

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

**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.

**Design Standards**

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

**GLOSSARY**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**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		

