



FAIRFAX COUNTY

APPLICATION FILED: June 22, 2000
PLANNING COMMISSION: February 22, 2001
BOARD OF SUPERVISORS: February 26, 2001
@ 3:00 p.m.

V I R G I N I A

February 8, 2001

STAFF REPORT

RZ/FDP 2000-PR-027

PROVIDENCE DISTRICT

APPLICANT: Christopher Management, Inc.

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-4

PARCEL(S): 49-1 ((1)) 20

ACREAGE: 2.08 Acres

DENSITY: 3.85 du/acre

OPEN SPACE: 21%

PLAN MAP: Residential, 4-5 du/acre

PROPOSAL: Rezone to permit development of eight (8) single-family detached dwellings

WAIVERS/MODIFICATIONS: Waiver of on-site stormwater management
Waiver to permit alternative BMPs in lieu of a pond

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-PR-027, subject to the execution of proffers consistent with those set forth in Appendix 1 of the Staff Report.

Staff recommends approval of FDP 2000-PR-027, subject to the Board's approval of RZ 2000-PR-027 and the Conceptual Development Plan and the development conditions set forth in Appendix 2 of the Staff Report.

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.



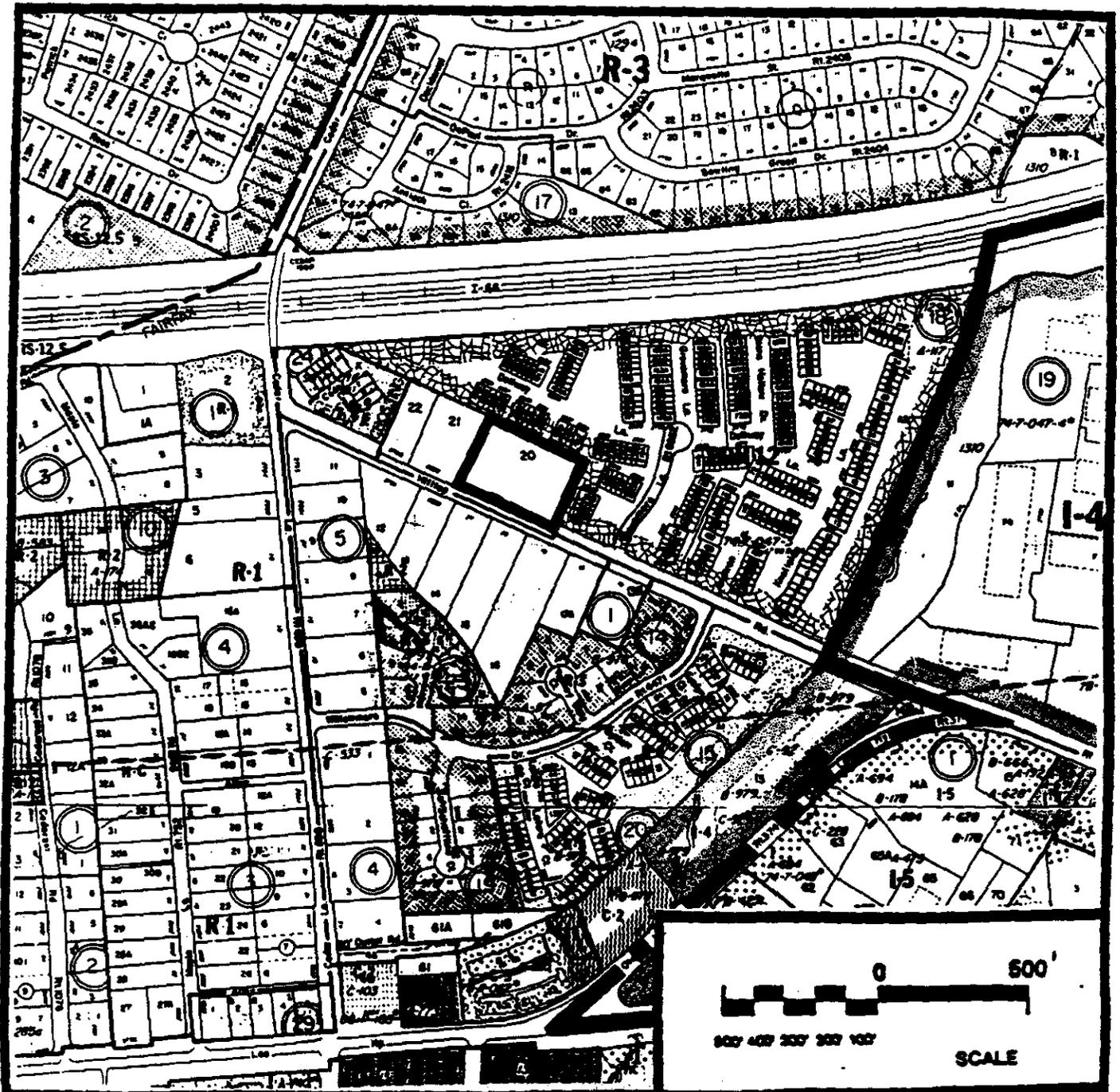
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

REZONING APPLICATION /
RZ 2000-PR-027

FINAL DEVELOPMENT PLAN
FDP 2000-PR-027

FILED 06/22/00
CHRISTOPHER MANAGEMENT INC
TO REZONE: 2.08 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-1 TO THE PDH-4 DISTRICT
LOCATED: EAST OF THE INTERSECTION OF HILLTOP ROAD
AND CEDAR LANE
ZONING: R-1
TO: PDH-4
OVERLAY DISTRICT(S):
MAP REF 049-1- /01/ /0020-

FILED 06/22/00
CHRISTOPHER MANAGEMENT INC
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 2.08 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: EAST OF THE INTERSECTION OF HILLTOP ROAD
AND CEDAR LANE
ZONING: PDH-4
OVERLAY DISTRICT(S):
MAP REF 049-1- /01/ /0020-



**REZONING APPLICATION /
RZ 2000-PR-027**

**FINAL DEVELOPMENT PLAN
FDP 2000-PR-027**

FILED 06/22/00
CHRISTOPHER MANAGEMENT INC
TO REZONE: 2.08 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-1 TO THE PDM-4 DISTRICT
LOCATED: GENERALLY LOCATED ON THE N. SIDE OF HILLTOP RD.,
APPROX. 1,000 FT. E. OF ITS INTERSECTION WITH CEDAR LA.
ZONING: R-1
TO: PDM-4
OVERLAY DISTRICT(S):
MAP REF 049-1- /01/ /0020-

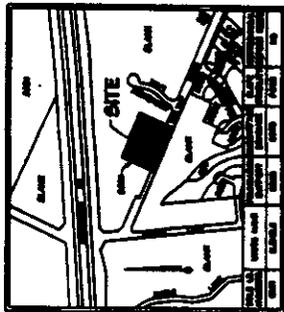
FILED 06/22/00
CHRISTOPHER MANAGEMENT INC
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 2.08 ACRES OF LAND; DISTRICT - PROVIDENCE
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ZONING: PDM-4
OVERLAY DISTRICT(S):
MAP REF 049-1- /01/ /0020-



CONCEPTUAL / FINAL DEVELOPMENT PLAN

MORADA RIDGE

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA



SOILS MAP/DATA
SCALE: 1" = 100'

"THE ABOVE INFORMATION IS PRELIMINARY"

NOTES

1. THE PROPERTY DESCRIBED IN THIS PLAN IS LOCATED IN PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA. THE PROPERTY IS SUBJECT TO THE EXISTING ZONING REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.
2. THE PROPERTY IS SUBJECT TO THE EXISTING ZONING REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.
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VICINITY MAP
SCALE: 1" = 100'



DEVELOPER
THE OVERSEAS ASSOCIATES
11000 WOODBURN DRIVE
FAIRFAX, VIRGINIA 22030
PHONE: (703) 261-1000

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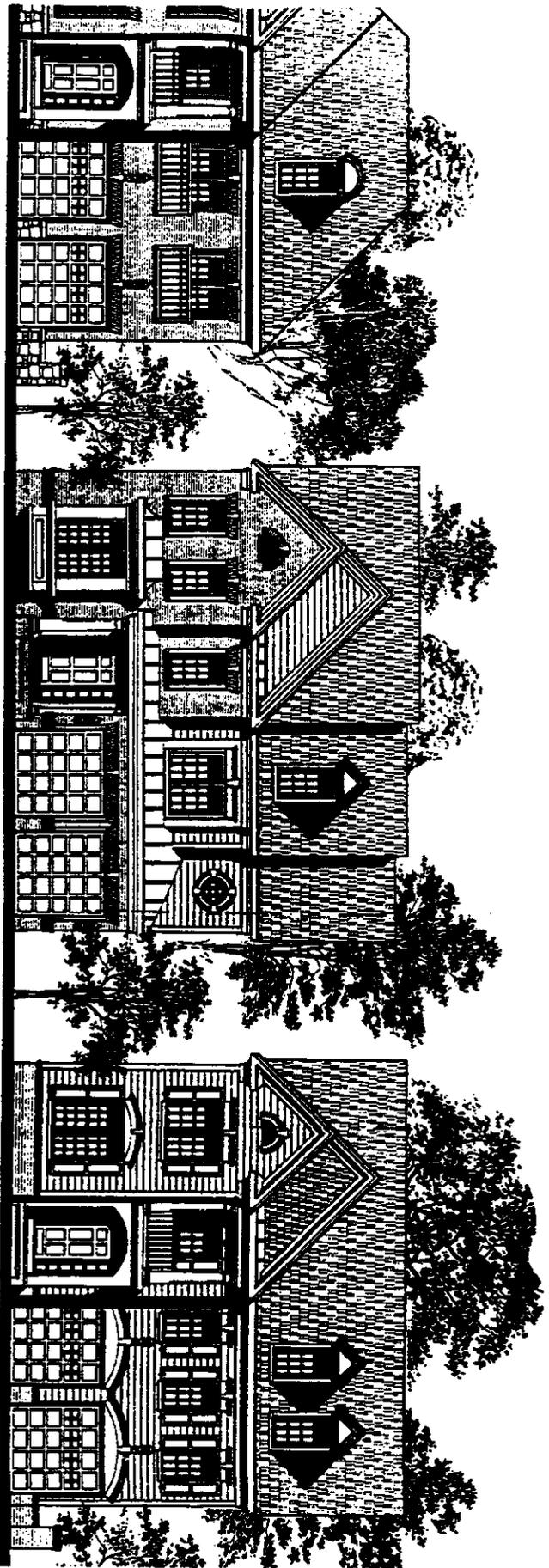
CPJ
COURTNEY F. JOHNSON & ASSOCIATES, INC.
11000 WOODBURN DRIVE
FAIRFAX, VIRGINIA 22030
PHONE: (703) 261-1000

DATE: MAY 18, 2000
REVISED: SEPTEMBER 27, 2000
NOVEMBER 26, 2000
JANUARY 26, 2001

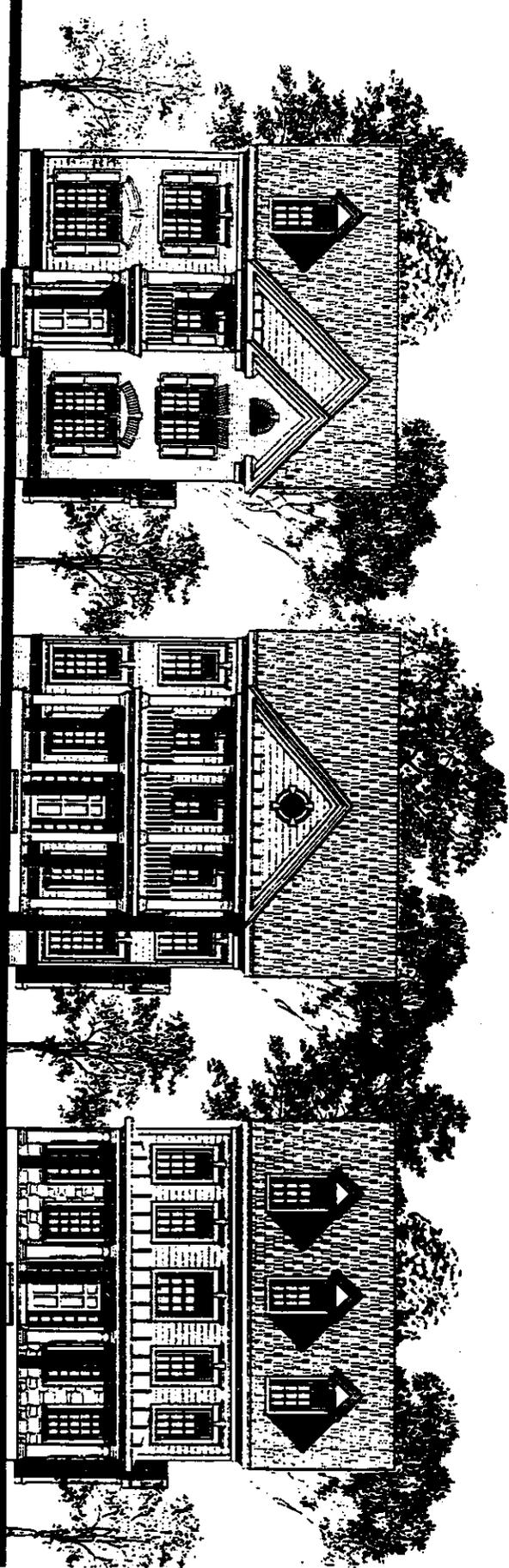
SHEET 1 of 4

SITE TABULATIONS

SOIL AREA	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT OF TOTAL AREA
S1	1000	1000	10.00
S2	2000	2000	20.00
S3	3000	3000	30.00
S4	4000	4000	40.00
S5	5000	5000	50.00
S6	6000	6000	60.00
S7	7000	7000	70.00
S8	8000	8000	80.00
S9	9000	9000	90.00
S10	10000	10000	100.00

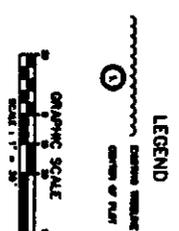
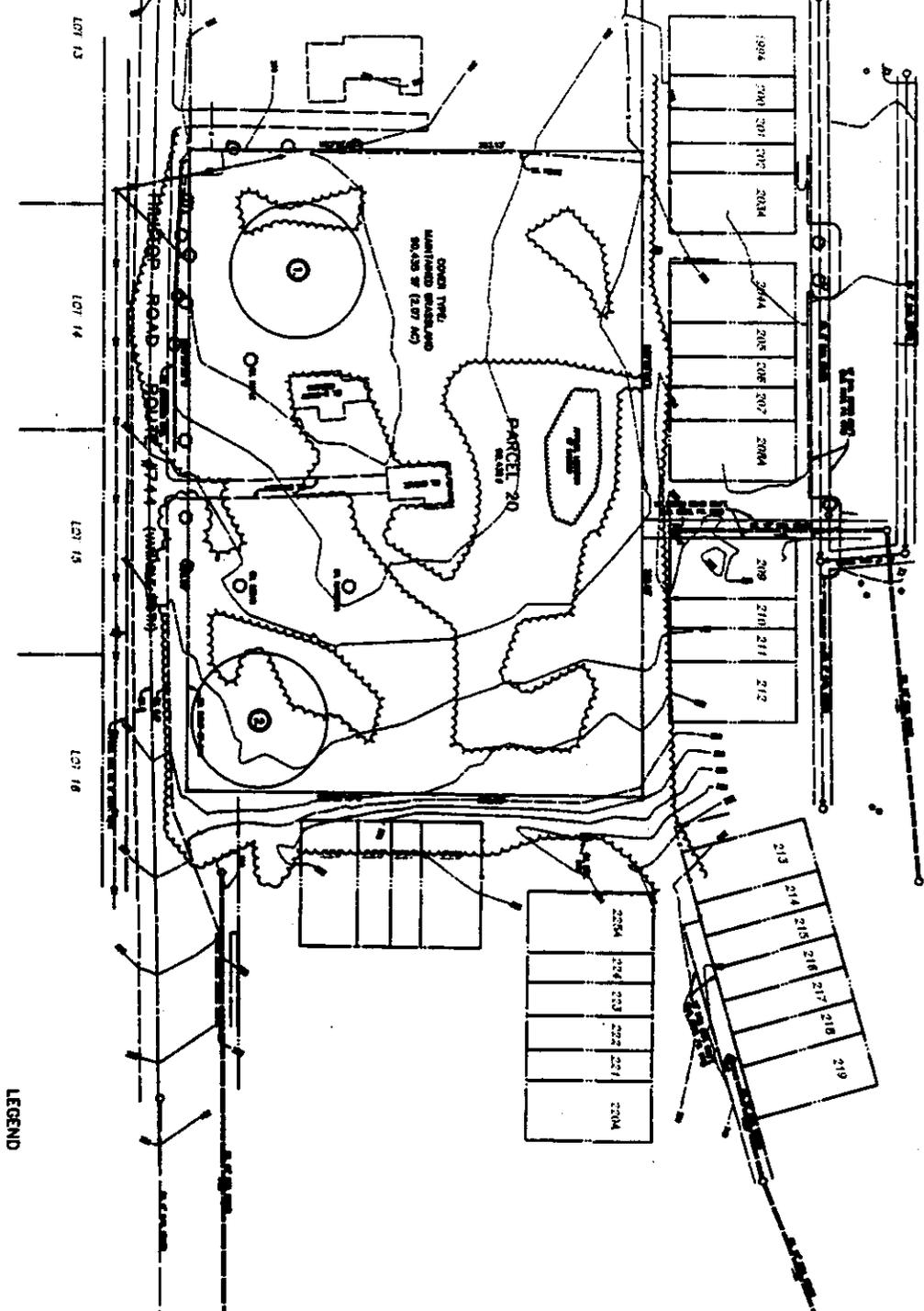


POSSIBLE ELEVATIONS FOR LOTS 1-5
NOT TO SCALE



POSSIBLE ELEVATIONS FOR LOTS 6-8
NOT TO SCALE

TREE COVER DATA			
DATE	NO. OF TREES	NO. OF TREES IN ROWS	NO. OF TREES IN ROWS
1-1-2020	1	1	1
2-1-2020	1	1	1
3-1-2020	1	1	1
4-1-2020	1	1	1
5-1-2020	1	1	1
6-1-2020	1	1	1
7-1-2020	1	1	1
8-1-2020	1	1	1
9-1-2020	1	1	1
10-1-2020	1	1	1
11-1-2020	1	1	1
12-1-2020	1	1	1



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

DESCRIPTION OF THE APPLICATION

- Proposal:** The applicant requests approval to rezone a total of 2.08 acres from the R-1 (Residential-One Dwelling Unit per Acre) District to the PDH-4 (Planned Development Housing-4 Dwelling Units per Acre) District in order to develop a total of eight (8) single-family detached dwelling units at a density of 3.85 dwelling units per acre. Overall, a total of 21% open space is provided which includes the stormwater management pond and tree save areas which are located on the north, northwest, and east sides of the site.
- Location:** The subject property consists of one (1) parcel of land located on the north side of Hilltop Road east of its intersection with Cedar Lane. North and east of the subject site are townhouses zoned PDH-12. To the west are two (2) single-family lots developed with dwellings in the R-1 District. To the south are single-family detached dwellings in the R-1 District.
- Proposed Density:** 3.85 du/acre
- Waivers and Modifications:** Waiver of on-site stormwater detention
Waiver to permit alternative BMPs in lieu of a pond

LOCATION AND CHARACTER

- Site Description:** The site is developed with a single-family dwelling and garage which are proposed to be removed. The site contains grass and scattered areas of trees.
- Existing Use:** Single-family dwelling and garage.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North and East	Single-family attached (Dunn Loring Village)	PDH-12	5-8 du/acre
South	Single-family detached	R-1	1-2 du/acre
West	Single-family detached	R-1	4-5 du/acre

BACKGROUND

Site History:

The 2.08 acre application site is developed with an older single-family dwelling. There have not been previous rezoning applications filed on the property. The townhouse development (Dunn Loring Village) located to the north and west was developed pursuant to the Board's approval of RZ 74-7-047-3 which rezoned 28.76 acres from the RE-1 District to the PDH-12 District. The two parcels located to the west (Parcels 21 and 22) which contain 1 acre and 0.58 acres, respectively, are also developed with older single-family dwellings.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

- Plan Area:** Area II
- Planning Sector:** Lee Community Planning Sector (VI) in the Vienna Planning District
- Plan Map:** Residential, 4-5 du/acre
- Plan Text:** Plan Text: Page 354 in the 1991 Area II Plan, as amended through June 26, 1995 (Plan text was amended by 98-CW-3ED on November 16, 1998), in the LAND USE RECOMMENDATIONS section of the Lee Community Planning Sector (VI) in the Vienna Planning District, the Comprehensive Plan states:

"10. The property located north of Hilltop Road and east of Cedar Lane is planned for residential use at 4-5 dwelling units per acre, as shown on the Plan map. If the following conditions are met, in addition to the residential development criteria, the upper end of the planned density may be appropriate:

- Protection of the stable, low density single-family homes planned at 1-2 dwelling units per acre to the south and west by the use of a landscaped buffer along Hilltop Road;
- Consolidation of parcels 49-1 ((1)) 20, 21, and 22 with a single access oriented to Hilltop Road; and
- Development that is compatible with Dunn Loring Village."

Plan Map: Residential, 4-5 Du/Acre

ANALYSIS

Conceptual/Final Development Plat (CDP/FDP) (Copy at front of staff report)

Title of CDP/FDP: Morada Ridge

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

Original and Revision Dates: May 16, 2000, Revised to January 29, 2001
(Sheet 1)

May 2000, Revised to January 23, 2001 (Sheet 2)

February, 2000, Plotted January 29, 2001
(Sheet 3)

Undated (Sheet 4)

Description of CDP/FDP

The combined CDP/FDP consists of four (4) sheets. Reductions of the sheets are contained at the front of the report.

Sheet 1 is the cover sheet with a vicinity map, soils map, site tabulations and notes. Information from this sheet is summarized as follows:

- 8 single-family detached dwellings
- density 3.85 dwelling units per acre (du/ac)
- maximum building height of 35 feet
- 21% open space
- 16 parking spaces required. Twenty-seven (27) parking spaces proposed as follows: 16 garage spaces, 8 driveway spaces, and 3 spaces in parking bays (common areas)
- Note 19 states that architectural sketches are provided under separate cover. Possible front elevations are now contained on Sheet 4.
- Note 21 states that "Modifications to the lot areas, utility layout, and the limits of clearing and grading may occur with the final engineering design, as long as they remain in substantial conformance with the CDP/FDP."

- Note 22 lists the following requested waivers:
 - “In lieu of on-site stormwater management, off-site storm sewer will be constructed to convey runoff to an adequate outfall;
 - To provide BMPs with alternative measures in lieu of a pond; and,
 - Use of a private street in lieu of a public street”

Sheet 2 is labeled the “Conceptual/Final development plan” and contains the layout of the proposed development which is described as follows:

- 8 single-family detached dwellings accessed via a private street connection from Hilltop Road. Lots 1-4 have direct access to the private street. Lots 5-8 are accessed via a 30 foot wide ingress/egress easement which extends eastward from the private street and terminates in a turnaround area north of proposed Lot 8. The applicant’s draft proffers state that the pavement thickness and materials of the private street shall meet VDOT standards. The proffer also provides an escrow of \$2,000.00 for the benefit of the future HOA to be used for private street maintenance.
- lot sizes range from 5,425 square feet to 6,755 square feet. Average lot size is 6,049 square feet.
- A “possible BMP facility” is depicted in the eastern portion of the site. A note states that “BMP facility may be a rain garden, bioretention, Austin sand filter, or similar facility”. The applicant’s draft proffer states that “requirements for stormwater management shall be fulfilled through use of the “rain garden” to be located in the area identified as in the “stormwater management area” on the CDP/FDP.” The proffer also states that “In the event, based on soil conditions, or other engineering constraints, DPWES determines that the preferred rain garden described on the CDP/FDP is not appropriate, the Applicant reserves the right to install alternative stormwater management facilities in accordance with the requirements of DPWES in the stormwater management area shown on the CDP/FDP. Any such alternative facilities shall not impact the tree save areas shown on the CDP/FDP.” The issues of stormwater management/BMPs are discussed in detail in the Environmental Analysis later in this report.
- off-site improvements consisting of a proposed diversion berm located on the west side of Lot 198B in Dunn Loring Village and a proposed storm drain which extends from the northeast corner of the proposed BMP facility and runs in front of Lots 198B through 218A of Dunn Loring Village are depicted. Off-site clearing for the installation of a proposed sanitary sewer is also depicted east of the site south of Lots 225A and 224 of Dunn Loring Village. All of the proposed off-site clearing is located in common open space areas of Dunn Loring Village. The applicant’s draft proffer #13 which addresses the off-site storm drainage improvements in the Dunn Loring Village common open space states, among other things, that “If, for any reason, the Applicant is unable to secure the

necessary approvals and permission from the Dunn Loring Village Homeowners' Association, or, in the event DPWES determines that the off-site storm drain improvements cannot be implemented in a manner that is in substantial conformance with the CDP/FDP, then the Applicant shall demonstrate to the satisfaction of DPWES the adequacy of any alternative outfall arrangements. Such alternative arrangements may incorporate improvements to the existing outfall pipe and associated system located within existing easements or right-of-way generally parallel to Hilltop Road. In the event outfall is discharged into the existing or improved infrastructure along Hilltop Road, the resultant site design shall be in substantial conformance with the CDP/FDP and there shall be no diminishment of the tree save commitment shown on the CDP/FDP." At this time, the applicant has not demonstrated that approvals from the Dunn Loring Village HOA will be obtained.

- three tree save areas totalling 4,225 square feet are depicted north and east of the possible BMP facility and along much of the northern site boundary. One additional tree save area containing 1,250 square feet is located in the northwest corner of the site. To address deficiencies within depicted tree save areas, the applicant has proffered to incorporate additional landscape trees, potentially including transplant trees into the portions of the tree save areas presently occupied by turf grass and invasive vines.
- proposed landscaping consists of a planted strip ranging from approximately 10 to 20 feet in width along the western and northwestern sides of the site planted with evergreen trees. The landscape legend shows two different symbols for evergreen trees but does not distinguish between them; therefore, the exact mix of evergreen trees proposed is not clear. Staff has proposed a development condition which requires that all of the evergreen trees shall be large evergreens unless the Urban Forester determines that small evergreens would be preferable. Six (6) shade trees are proposed along Hilltop Road and eight (8) additional shade trees are depicted along the proposed private street and west of proposed Lots 4 and 5. No landscaping is proposed between Lots 5 and 8 and the proposed "possible BMP facility". The applicant's latest proffers now state that "..... a landscape plan shall be submitted as part of the first submission of the subdivision plan showing extensive landscaping in all possible planting areas of the rain garden or any other stormwater management facility in keeping with the planting policies of DPWES."
- Lots 1 and 6, 7, and 8 have frontage on Hilltop Road. Sheet 4 shows possible front building elevations which would apply to Lots 6, 7, and 8; however, the dwelling proposed to be built on Lot 1 will have its side façade oriented toward Hilltop Road and no side elevations have been provided. The applicant's draft proffers now state that "... the side of the dwelling on Lot 1 facing Hilltop Road and the east and west sides of the dwellings on Lots 8 and 6, respectively, are designed with an architectural style that is unified with the front façade to include a minimum of a brick or stone water table and the incorporation of four windows.

Windows on the sides of the dwellings governed by this proffer shall incorporate shutters or similar decorative treatments." The proposed dwelling on Lot 1 will be ten (10) feet closer to Hilltop Road than those on Lots 6, 7, and 8 and, therefore, highly visible from the road. The west side of the dwelling on Lot 6 and the east side of Lot 8 will likewise be highly visible from the road and adjacent development. Staff is of the opinion that the brick or stone water tables proffered for the above units is not adequate and has proposed a development condition which requires the side façade of the dwelling on Lot 1, the west façade of the dwelling located on Lot 6, and the east façade of the dwelling on Lot 8 to be brick or stone or to use the same building materials in the same proportion as utilized on the front façades.

Sheet 3 contains the existing vegetation map which shows outlines of existing vegetation areas and two (2) plots at the front of the site with tree cover data.

Sheet 4 contains front building elevations labeled "Possible Elevations". The elevations shown for Lots 1-5 depict two-story dwellings with two-car garages at the front. Those shown for Lots 6-8 are also two-story but, since these lots will be accessed from within the development, the garages do not face the front. Building materials are not labeled but appear to be brick or siding or a combination of the two and a combination of siding and stone.

Transportation Analysis (See Appendix 6)

Contained in Appendix 6 are Transportation Impact Analyses, dated September 1, 2000, and January 8, 2001. The following issues are cited:

Issue: Use Of Private Streets

VDOT does not support the use of private streets because of maintenance and reconstruction problems.

Resolution:

The applicant has proffered to construct all private streets to the thickness of public streets required by the PFM. The applicant has proffered to establish and fund an initial escrow in the amount of \$2,000.00 for the private street maintenance, prior to conveying ownership of private lots and to disclose to prospective purchasers of lots that private street maintenance will be the responsibility of the HOA. Therefore, staff believes the issue has been addressed.

Issue: Parking In Turnaround Areas

Cul-de-sacs previously shown on the CDP/FDP have been redesigned as Y-turnarounds. It is important that vehicles not park in the turnarounds to prevent them from functioning.

Resolution:

The applicant has proffered to use signage to demarcate no parking areas; however, the CDP/FDP no longer shows the no parking areas. Staff has, therefore, proposed a development condition which requires the turnarounds to be signed for no parking. This issue is addressed.

Issue: Sidewalk Extension

The sidewalk on the east side of the private street should be extended to the other side of the ingress/egress easement.

Resolution

It is not clear on the revised CDP/FDP if the sidewalk will extend along both sides of the proposed private street. Staff has proposed a development condition which requires sidewalk on both sides of the private street. This issue has been addressed.

Environmental Analysis (Appendix 7)**Issue: Stormwater Management/Best Management Practice**

The 2.08 acre site falls entirely within the County's Chesapeake Bay Preservation Area within the Accotink Creek Watershed. As Note 22 on the CDP/FDP indicated the applicant's intent to obtain a waiver of on-site detention in lieu of off-site drainage improvements and to satisfy BMP requirements using alternative means, it was recommended that the applicant work with the Department of Public Works and Environmental Services (DPWES) to address stormwater management/BMP requirements. In particular, it was recommended that the applicant explore using alternative means to satisfy BMP requirements, such as raingardens or bioretention, to supplement water quality improvements provided in proposed tree save areas.

Resolution:

The applicant has met with DPWES staff, DPZ staff, and with the County's Environmental Coordinator both on the site and in the office in order to develop a stormwater management/BMP plan for the site. The applicant has proposed from the onset of this application to seek a waiver of on-site detention and to meet outfall requirements by providing off-site drainage improvements in Dunn Loring Village as an alternative. According to the applicant, the proposed off-site improvements will alleviate existing drainage and flooding problems in Dunn Loring Village. It has also been recognized that the applicant's proposed improvements will require the permission of the Dunn Loring Village Homeowners' Association as they require clearing and grading and installation of pipe in the common open space and in close proximity to units. The applicant's CDP/FDP submitted in December with a

November 20, 2000, revision date was reviewed by DPWES and the County's Environmental Coordinator and determined to be lacking in specific engineering data and calculations needed to assess whether the proposed improvements would perform as shown. The applicant was advised to have the engineer meet with appropriate staff in order to develop calculations and any additional information deemed necessary for a full evaluation of the SWM/BMP proposal to be reviewed. In addition, the applicant was advised to continue working with representatives of Dunn Loring Village and to pursue obtaining documentation that easements and necessary permission from the HOA would be granted in order for the off-site drainage improvements to be made.

At this time, DPWES has completed the review of the applicant's calculations and DPWES Staff has stated verbally that the calculations demonstrate that adequate outfall and BMPs can be provided with the proposed design which is now depicted on the CDP/FDP. It should be emphasized that the applicant's stormwater management and BMPs will be reviewed by DPWES with the subdivision plan and cannot be formally approved until that time. At this time the applicant has not provided any evidence that agreements have been reached with the Dunn Loring Village HOA regarding off-site easements and permission to construct drainage improvements. According to the applicant's agent, negotiations with the Dunn Loring Village HOA are proceeding; however, no agreement has been signed. In order to provide adequate outfall in the event an agreement cannot be reached, the applicant's latest draft proffers now propose an alternative to the improvements in Dunn Loring Village which would involve a connection from the rain garden or other facility to the existing outfall pipe and associated system located along Hilltop Road. This alternative would require the applicant to enlarge the existing pipe and, according to the applicant's agent and engineer, would be more expensive than the off-site improvements in Dunn Loring Village. The applicant's proffer as it relates to this alternative states that tree save areas would not be impacted if a connection to the pipe on Hilltop Road is necessary. Staff is hopeful that an agreement with Dunn Loring Village can be reached so that the off-site drainage improvements which have been proposed with this application can be made. The primary benefits of this proposed rezoning to the PDH district have been the off-site drainage improvements that the development would provide in Dunn Loring Village and the fact that a conventional stormwater management pond would not be utilized.

Given the above, the applicant has now demonstrated that the proposed SWM/BMP is feasible and likely to be approved by DPWES. Such approval will require approvals of waivers of on-site stormwater management and a modification to permit alternative BMPs.

Issue: Tree Preservation

The applicant's original development plan did not indicate that the best trees located on the site were those proposed to be saved. According to the memo from the Urban Forestry Division, many of the best quality trees on this site were located in

the right-of-way of Hilltop Road; however, many other trees scattered throughout the site provided opportunities for transplantation. It was recommended that the applicant work with the Urban Forester to identify wooded areas that are most suitable for preservation.

Resolution:

Contained at the back of the Environmental Analysis are memos from the Urban Forestry Division dated September 20, 2000, and January 3, 2001. The September 20, 2000, memo was based on the applicant's earlier submission. The latest memo states that all of the previous comments have been addressed with the exception of the need to provide supplemental landscape trees, including transplanted trees, in the tree save areas. The applicant's latest draft proffers have added language to provide additional trees, including transplanted trees, into the tree save areas which addresses this issue.

Issue: Trails Plan

The Trails Plan does not depict any trails immediately adjacent to the subject site.

Resolution:

The issue of trails will be addressed by the Director of DPWES during the subdivision review process.

In summary, environmental issues have been addressed. As discussed, staff is hopeful that the applicant will be successful in obtaining approvals from the adjacent townhouse community to permit the proposed off-site drainage improvements.

Sanitary Sewer Analysis (See Appendix 8)

The application property is located in the Accotink Creek (M-2) Watershed. It will be sewered into the Norman M. Cole, Jr. Treatment Plant. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site. There are no Sanitary Sewer issues related to this application.

Water Service Analysis (See Appendix 9)

The application property is located within the franchise area of the City of Falls Church Water Authority.

Fire and Rescue Analysis (See Appendix 10)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #30, Merrifield. There are no Fire and Rescue issues associated with this request.

Schools Analysis (See Appendix 11)

According to the Memo from Fairfax County Schools Facilities Planning, enrollment in Fairhill Elementary School and Jackson Middle School are currently projected to be above capacity; therefore, estimated enrollment increases potentially generated by the proposed action cannot be accommodated within existing capacities. Enrollment in Falls Church High School is currently projected to be below capacity and estimated enrollment increases can be accommodated. The Memo notes that the foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.

Utilities Planning and Design Analysis (See Appendix 12)

The application property is located within the Hunter segment of the Accotink Creek Watershed. There are no Utilities Planning and Design issues associated with this request.

Park Authority Analysis (See Appendix 13)

The Park Authority Memo requests a contribution of \$7,840.00 for recreational facilities. The applicant has proffered to provide nine-hundred-fifty-five (\$955) dollars per unit, or \$7,640.00 toward recreational amenities in accordance with Par. 2 of Sect. 6-110. The proffer states that recreational facilities may be active or passive recreation facilities to include, but not be limited to tot lots, fitness courses, gazebos, playgrounds and similar facilities in the open space areas of the CDP/FDP, provided such facilities do not encroach into the limits of clearing and grading. If it is determined at the time of subdivision plan review that the proposed facilities do not have sufficient value, the applicant has the option to either provide additional on-site recreational facilities within the open space areas depicted on the CDP/FDP, provided that such facilities do not encroach into the limits of clearing; contribute unused funds to the adjacent Dunn Loring Village community if facilities in that development are available for use by residents of the proposed development; or, provide additional facilities or contribute funds to the Fairfax County Park Authority for off-site recreational purposes in the Providence District, in accordance with Sect. 16-404.

Land Use Analysis (See Appendix 5)

The applicant proposes to develop the site at a density of 3.85 dwelling units per acre which is below the planned density range of 4-5 du/acre. The unconsolidated parcels to the west (Parcels 21 and 22) are large enough to be consolidated and developed at the planned density. Therefore, there are no land use issues.

Residential Density Criteria

The proposed development is at a density below the Plan density range; therefore, the applicant does not need to justify the proposed density by addressing the Residential Density Criteria.

ZONING ORDINANCE PROVISIONS (See Appendix 14)

The following table illustrates how the proposed development conforms with the bulk standards of the PDH-4 District

Bulk Standards (PDH-4)		
Standard	Required	Provided
District Size	2 Acres	2.08 Acres
Minimum Lot Area	No Minimum	5,869 Sq. Ft.
Lot Width	N/A	N/A
Front Yard	No Minimum	15 Ft. see P-District Requirements Analysis
Side Yard	N/A	17 Ft.
Rear Yard	N/A	25 Ft.
Open Space	20%	21%

As the above chart indicates, the application meets the applicable regulations for the PDH-4 District.

WAIVERS/MODIFICATIONS REQUESTED

According to Note 22 on the CDP/FDP, the applicant proposes to request a waiver of on-site stormwater management in exchange for constructing off-site storm sewer improvements, a waiver to provide BMPs with alternative measures in lieu of a pond, and a waiver to permit the use of a private street.

The waivers of on-site stormwater management approval of alternative BMPs will be addressed during the subdivision plan approval process and must be approved by DPWES; however, the preliminary review of the applicant's proposal by DPWES has indicated that such approvals are likely. Use of private streets is permitted in the PDH districts and does not require approval of a waiver.

OTHER ZONING ORDINANCE REQUIREMENTS:

Planned Development Requirements (See Appendix 15)

The requested rezoning of the 2.08 acre application property to the PDH-4 District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations; Section 16 101, General Standards; and Section 16 102, Design Standards, among others.

Article 6

The applicant has requested rezoning to the Planned Development Housing District (PDH 4) District and approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP). According to the Zoning Ordinance, PDH Districts are intended to encourage innovative and creative design and are to be designed, among others, to "ensure 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; and to encourage the provision of dwellings within the means of families of low and moderate income..." The current application provides units along Hilltop Road which are designed to present a front toward the street which will provide an attractive view from the street. If the applicant's proposed approach to SWM/BMPs is approved which will eliminate a large stormwater management pond and provide BMPs through the use of rain gardens or other innovative means, the development will be both innovative and creative. The housing product proposed is an attractive, quality unit. With the applicant's draft proffers and staff proposed development conditions, the facades of units which are highly visible from the street will use brick or stone and will have windows and other architectural details.

PDH districts provide the opportunity to develop a site with more open space than would be required in a conventional zoning district. This site provides a minimum of 21% open space which slightly exceeds the 20% open space requirement in a R-4 Cluster development. Open space could be increased with re-orientation of the dwelling on Lot 5; however, this would eliminate additional parking and could affect emergency turnarounds required by the Fire Marshal. There are no open space requirements in the conventional R-4 District.

The proposed 2.08 acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed maximum density of 3.85 dwelling units per acre satisfies the maximum density requirements of four (4) du/ac for the PDH-4 District (Sect. 6-109).

Section 6-110 requires 20% open space in a PDH-4 development. The application proposes 21% open space.

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or escrow with DPWES cash for use by the future homeowners association to construct the facilities. The applicant has proffered to provide passive or active recreation facilities on-site or to contribute funds to the Fairfax County Park Authority or to the Dunn Loring Village homeowners' association, as described in draft proffer 19.

General Standards, Sect. 16-101

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.

The proposed development conforms with the use recommendations of the adopted comprehensive plan and proposes a density which is below the Plan density range.

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.

The application site contains 21% open space which slightly exceeds that required under the conventional R-4 standards. The PDH flexibility has allowed the lots to be clustered away from the open space area along the east which contains two tree save areas and potential stormwater management/BMP facilities. Access is proposed via a private street which is not permitted in the comparable 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.

The applicant has worked with the Urban Forester and has developed a tree preservation and transplantation plan which is reasonable, given the generally low quality of vegetation on the site. Some of the best trees on the site are located in the area needed for right-of-way dedication and cannot be saved. If the applicant's proposed waiver of on-site stormwater management and approval of alternative BMPs is approved by DPWES, the result will be improvements to drainage in the adjacent townhouse community and a rain garden instead of a traditional pond on the site. If an agreement with the adjacent townhouse community to permit the off-site improvements is not obtained by the applicant, adequate outfall requirements would be provided through improvements to the existing pipe along Hilltop Road. The applicant's proposal to meet BMP requirements through the use of a rain garden or other alternative facility would not be affected.

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.

The proposed development provides for single-family detached dwellings designed to present front facades to Hilltop Road which will enhance the appearance of the project. Front building elevations have been provided on Sheet 4 of the CDP/FDP. Staff has proposed a development condition which addresses building materials for the side of the dwelling on Lot 1 and the western and eastern sides of Lots 6 and 8, respectively. Appropriate buffers are provided toward the west which is developed with a single-family dwelling in the R-1 District. Appropriate buffers are provided between this development and the adjacent townhouse community; although, staff has proposed a development condition which requires supplementation of this area with additional plantings to address deficiencies. Front yards of twenty-five (25) feet are provided for the dwellings on proposed Lots 6, 7, and 8. Lot 1, shows only a fifteen (15) foot front yard; however, the yard measures twenty (20) feet on the CDP/FDP. Staff has proposed a development condition to require a twenty (20) foot front yard which is consistent with that required in the R-4 cluster provisions. Given the fact that the property across Hilltop Road is planned for a density of 1-2 du/acre, it would be desirable for more landscaping to be provided along this frontage. The applicant declined to show additional landscaping on the CDP/FDP; therefore, staff has proposed a development condition which requires additional plantings along Hilltop Road, subject to Urban Forestry approval.

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. Staff analysis has determined that the above listed utilities and services are available and adequate for the use proposed.

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.

The applicant has provided sidewalks along the public street within the development which provide coordinated linkages among internal facilities and will connect with sidewalks along Hilltop Road.

Design Standards, Sect. 16-102

It is the intent of the Zoning Ordinance to allow flexibility in the design of all planned developments, applications within PDH Districts need to meet the following:

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.

The most similar conventional zoning district is the R-4 District which, in cluster developments, requires minimum front, side, and rear yards of 20 feet, 8 feet, and 25 feet, respectively. The proposed development provides 20 foot front yards except for Lot 1, which is depicted with a 15 foot front yard; however, the front yard actually measures 20 feet. Staff has proposed a development condition which requires the 20 foot front yard. The standard is met around the remainder of the site periphery.

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.

The applicant has provided for open space and parking which conform with Ordinance requirements.

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.

All issues relating to streets and driveways have been addressed to the satisfaction of DOT. Sidewalks have been provided along the private street and Hilltop Road.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions:

This is an application for a eight lot development in accordance with the PDH-4 standards. The applicant has proposed to provide off-site drainage improvements in lieu of on-site stormwater management which will require approval of a waiver of stormwater management by DPWES and easements and permission from the Dunn Loring Village community to permit the required off-site clearing, grading, and pipe installation . The applicant also seeks approval to provide alternative BMPs in the form of rain gardens, bioretention, sand filter, or similar facility instead of in a conventional pond. This also requires approval of a waiver by DPWES. The applicant's BMP and outfall calculations supporting the proposed waivers have been given a preliminary review by DPWES and determined to be acceptable, based on the proposed design. However, no formal approvals can be granted until subdivision review. At this time, the applicant has not provided any evidence that the adjacent Dunn Loring HOA will grant the necessary easements to permit the off-site work. As an alternative, the applicant proposes to meet outfall requirements by connecting to and improving an existing stormwater pipe along Hilltop Road. This alternative would not affect the applicant's proposed use of a rain garden or other alternative BMPs or encroach into tree save areas.

Staff Recommendations

Staff recommends approval of RZ 2000-PR-027, subject to the execution of proffers consistent with those set forth in Appendix 1 of the Staff Report.

Staff recommends approval of FDP 2000-PR-027, subject to the Board's approval of RZ 2000-PR-027 and the Conceptual Development Plan and the development conditions set forth in Appendix 2 of the Staff Report.

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 FDP Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Fire and Rescue Analysis
11. Schools Analysis
12. Utilities Planning and Design Analysis (DPW)
13. Park Authority Analysis
14. Applicable Zoning Ordinance Provisions Checklist
15. Glossary of Terms



**PROFFERS
Morada Ridge Rezoning**

RZ 2000-PR-027

February 7, 2001

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 49-1((1))20 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the PDH-4 District is granted. In the event said application request is denied, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The proffered conditions are:

1. Subject to the proffers and the provisions of Article 16 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), containing 4 sheets prepared by Charles P. Johnson & Associates, Inc., with Sheet 1 dated May 16, 2000, and revised through January 29, 2001; Sheet 2 dated May 2000 and revised through January 23, 2000; Sheet 3 dated February 2001 and Sheet 4 dated January 2001.

2. The development shall consist of a maximum of eight (8) single family detached residential units. None of the approved units shall have direct driveway access to Hilltop Road.

3. Subject to approval by DPWES, signage shall be used to demarcate no parking areas in lieu of pavement striping.

4. In conjunction with the appropriate subdivision review processes, private streets and common areas shall be dedicated to the homeowners association.

5. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of homeowners' association (HOA), which shall be established, and the Board of Supervisors. Prospective purchasers shall be advised of this use restriction at the time of entering into a contract of sale.

6. Applicant shall record a covenant prohibiting the storage and/or parking of recreational vehicles (boats, trailers, and mobile homes) on the private street system within the Property, except in specific areas designated by the HOA. Each Deed of Conveyance to the purchasers of lots shall expressly contain this disclosure and prospective purchasers shall be advised of this restriction prior to entering into any contracts of sale.

7. The covenants referenced the Proffer numbers 5 and 6 above shall run to the benefit of the HOA and Fairfax County and shall be approved by the County Attorney prior to the recordation of the Deed of Subdivision. This proffer shall not obligate the

County to enforce any homeowners' document issues other than those items addressed in Proffer 5 and 6.

8. All private streets shall be constructed pursuant to PFM pavement section standards as to the thickness for public subdivision streets.

9. Prior to conveying ownership of private streets to the HOA, the applicant shall establish and fund an initial escrow in the amount of \$2,000 for the purpose of private street maintenance. The HOA dues and budget shall include annual assessments to be deposited into the escrow account for private street maintenance. All prospective purchasers shall be advised of the existence of private streets and the associated maintenance obligation at the time of entering into a contract of sale.

10. At the time of subdivision plan review, or on demand of VDOT or Fairfax County, which first occurs, the Applicant shall dedicate at no cost in fee simple to the Board of Supervisors and/or VDOT, the right-of-way located generally parallel to Hilltop Road and identified as "to be dedicated" on the CDP/FDP.

11. The Applicant shall construct those frontage improvements to Hilltop Road described on the CDP/FDP within the right-of-way dedicated, pursuant to Proffer 10 so as to provide a half section of improved Hilltop Road to a standard required by DPWES and/or VDOT as determined at subdivision plan approval.

12. Subject to review and approval by DPWES, requirements for stormwater management shall be fulfilled through use of a "rain garden" to be located in the area identified as in the "stormwater management area" on CDP/FDP. At the time of subdivision plan review, the Applicant shall submit to DPWES a final design for the rain garden. Such rain garden shall be designed and landscaped in accordance with standards

prescribed by DPWES. In the event, based on soil conditions, or other engineering constraints, DPWES determines that the preferred rain garden described on the CDP/FDP is not appropriate, the Applicant reserves the right to install alternative stormwater management facilities in accordance with the requirements of DPWES in the stormwater management area shown on the CDP/FDP. Any such alternative facilities shall not impact the tree save areas shown on the CDP/FDP. In order to restore a natural appearance to the proposed stormwater management facility, a landscape plan shall be submitted as part of the first submission of the subdivision plan showing extensive landscaping in all possible planting areas of the rain garden, or any other stormwater management facility in keeping with the planting policies of DPWES.

13. Concurrent with the subdivision approval process for the Application property, the Applicant shall file for and diligently prosecute the necessary plans and approvals from DPWES to construct the outfall and storm drainage improvements on the common areas owned by the abutting Dunn Loring Village Homeowners Association, as generally shown on the CDP/FDP. If required by DPWES, reasonable modifications to the design of these outfall and storm drainage improvements may be made and shall be implemented by the Applicant, provided that such revisions are in substantial conformance with the improvements shown on the CDP/FDP. If, for any reason, the Applicant is unable to secure the necessary approvals and permission from the Dunn Loring Village Homeowners Association, or, in the event DPWES determines that the off-site outfall and storm drain improvements cannot be implemented in the manner that is generally described on the CDP/FDP, then the Applicant shall demonstrate to the satisfaction of DPWES the adequacy of any alternative outfall arrangements. Such

alternative arrangements may incorporate improvements to the existing outfall pipe and associated system located within existing easements or right-of-way generally parallel to Hilltop Road. In the event outfall is discharged into the existing or improved infrastructure along Hilltop Road, the resultant site design shall be in substantial conformance with the CDP/FDP and there shall be no diminishment of the tree save commitments shown on the CDP/FDP.

14. Landscaping shall be provided in substantial conformance with the landscaping concepts shown on the CDP/FDP. The specific type, number and placement of plantings and landscaping shall be determined at the time of subdivision plan approval, subject to review and approval of a landscape plan by the Urban Forester, DPWES. If, during the process of subdivision plan review, any new landscaping shown on the CDP/FDP cannot be installed or any landscaping shown in tree save areas is removed, in order to locate utility lines, trails, etc., as determined necessary by the Director, DPWES, then an area of additional landscaping of equivalent value, as determined by Urban Forester, DPWES, shall be substituted at an alternate location on the site. The landscape plan to be reviewed by the Urban Forestry Branch at subdivision plan approval shall incorporate additional landscape trees, potentially including the transplant trees required by Proffer 17 below, into the portions of the tree save areas on the CDP/FDP presently occupied by turf grass and invasive vines.

15. The limits of clearing and grading shown on the CDP/FDP and required pursuant to these proffers shall be considered maximum limits.

16. A certified arborist shall be retained by the Applicant to prepare a tree preservation plan to be reviewed and approved by the Urban Forestry Branch as part of

the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter, in the ten (10) foot area adjacent to the proposed limits of clearing and grading for the entire site. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing consisting of a four (4) foot high, fourteen (14) gauge welded wire fence, attached to six (6) foot steel posts, which are driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the subdivision plan's Phase I and II erosion and sediment control sheets in all areas.

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

17. The applicant shall provide a transplantation plan as part of the first submission of the subdivision plan. The transplantation plan shall be prepared by a

certified arborist and be reviewed and approved by the Urban Forestry Division. The following are the components of the transplanting plan: identification of the existing locations of the plants to be transplanted; an assessment of the condition and survival potential of the plants; the proposed transplant locations; the timing of transplanting in the development process; the proposed time of year of the transplanting; the transplant methods to be used, including tree spade size if one is used; the relocation site preparation materials and methods; the initial care after transplanting, including mulching and watering specifications to be conducted; and the long-term care measures including the installation of tree protection fencing and watering.

18. All homes on the 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 gas or electric energy systems as may be applicable.

19. At the time of subdivision plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities have a value equivalent to \$955.00 per unit as required by Article 6 of the Zoning Ordinance. The Applicant reserves the right to install active or passive recreational facilities, to include but not be limited to tot lots, fitness courses, gazebos, playgrounds and similar facilities, in open space areas shown on the CDP/FDP, provided such facilities shall conform to the provisions of Article 6 and shall not encroach into the limits of clearing prescribed by Proffer 15. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall have the option to: (1) provide additional on-site recreational amenities within the open space areas shown on the CDP/FDP, if it is determined that the location at such would be in substantial conformance with the FDP; or (2) upon demonstrating to

the satisfaction of DPWES that facilities in the adjacent Dunn Loring Village community are available for use by residents of the approved development, contribute any unused funds to the Dunn Loring Village Homeowners Association for the purpose of improving or upgrading recreational facilities in the Dunn Loring Village Community; or (3) contribute necessary funds to the Fairfax County Park Authority for off-site recreational purposes in locations within Providence District that can reasonably be expected to serve the future residents of the approved development, in accordance with section 16-404 of the Ordinance.

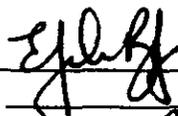
20. At the time of subdivision plan approval, the Applicant shall demonstrate to the satisfaction of DPWES that the side of the dwelling on Lot 1 facing Hilltop Road and the east and west sides of the dwellings on Lots 8 and 6, respectively, are designed with an architectural style that is unified with the front façade to include a minimum of a brick or stone water table and the incorporation of a minimum of four windows. Windows on the sides of the dwellings governed by this proffer shall incorporate shutters or similar decorative treatments.

21. At the time of final subdivision plan approval, the Applicant shall contribute one half of one percent of the projected sales price of the new homes to the Housing Trust Fund. The final amount of such contribution shall be determined by the Applicant in consultation with staff of the Department of Housing and Community Development.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

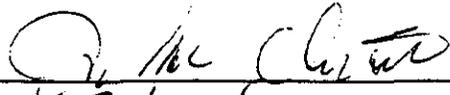
Contract Purchaser:

CHRISTOPHER MANAGEMENT, INC.

By: 
Name: E. JOHN REGAN JR
Title: VICE PRESIDENT

Title Owner:

CHINESE CHRISTIAN CHURCH OF VIRGINIA, P.C.A.

By: 
Name: John Chou
Title: Pastor

\\REA\20759.21

FDP DEVELOPMENT CONDITIONS

FDP 2000-PR-027

January 18, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-PR-027 from the R-1 District to the PDH-4 District for single-family residential development located at Tax Map 49-1 ((1)) 20, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the FDP entitled Morada Ridge which consists of four sheets and was prepared by Charles P. Johnson & Associates with a first sheet revision date of January 29, 2001; a second sheet revision date of January 23, 2001; and, a date of January 2001 on Sheet 4.
2. A minimum front yard of 20 feet shall be provided for the dwelling located on proposed Lot 1 as measured from the front of the building to the property line.
3. At the time of submission of the first subdivision plan, a landscape plan shall be submitted for the review and approval of the Urban Forestry Division which provides additional plantings in front of proposed Lots 1, 6, 7, and 8 to provide partial screening from the single-family properties located on the south side of Hilltop Road. Such landscaping may consist of deciduous or evergreen trees, as approved by the Urban Forestry Division. This condition is not intended to mandate full transitional screening which is not required.
4. Notwithstanding the fact that two symbols for evergreen trees are depicted on Sheet 2 of the CDP/FDP without differentiation, all evergreen trees depicted on that sheet shall be large evergreens, as approved by the Urban Forester.
5. Additional trees shall be planted along the north side of proposed Lot 4 to supplement the vegetation contained in the tree save area to provide screening of the side of the proposed dwelling from the residences in Dunn Loring Village, as approved by the Urban Forester.
6. Notwithstanding the architectural commitments contained in the applicant's proffers, the south side of the dwelling constructed on Lot 1, the west side of the dwelling on Lot 6, and the east side of the dwelling on Lot 8 shall be brick or stone, or the same building materials in the same proportion as utilized on the front façades.
7. Turnaround areas depicted on the FDP shall be signed for NO PARKING, subject to DPWES approval. This parking restriction shall be enforced by the Homeowners' Association.
8. Sidewalks shall be provided along both sides of the private street. This requirement does not apply to the ingress-egress easement which provides access to Lots 5-8.



REZONING AFFIDAVIT

DATE: FEBRUARY 6, 2001
(enter date affidavit is notarized)

2000-114c

for Application No(s): RZ/FDP 2000-PR-027
(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.)

Michael J. Giguere, partner with McGuireWoods LLP has made a contribution in excess of \$200 to Chairman of the Board of Supervisors, Katherine Hanley.

(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

Gregory A. Riegle, Applicant's Agent
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 6th day of February, 2001, in the state of Virginia.

Derek L. DeLeon
Notary Public

My commission expires: 11/30/01.

DATE: FEBRUARY 6, 2001
(enter date affidavit is notarized)

2000-114c

for Application No(s): RZ/FDP 2000-PR-027
(enter County-assigned application number(s))

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

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

(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)

Russell, Deborah M.
Rust, Dana L.
Sable, Robert G.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Shelley, Patrick M.
Skinner, Halcyon E.
Slaughter, Alexander H.
Slone, Daniel K.
Smith, James C.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E.
Stone, Jacquelyn E.
Story, J. Cameron, III
Strickland, William J.
Stroud, Robert E.
Summers, W. Dennis
Swartz, Charles R.
Swindell, Gary W.
Tashjian-Brown, Eva S.
Taylor, D. Brooke
Terry, David L.
Thornhill, James A.
Van der Mersch, Xavier
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II
Wells, David M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.

Williams, Stephen E.
Williamson, Mark D.
Wilson, Ernest
Whitham, C. Lamont
Whitham, Michael E.
Wood, R. Craig
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

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

DATE: FEBRUARY 6, 2001
(enter date affidavit is notarized)

2000-114c

for Application No(s): RZ/FDP 2000-PR-027
(enter County-assigned application number(s))

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

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

(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)

Evans, David E.
Feller, Howard
Fennebresque, John C.
Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Gillece, James P., Jr.
Glassman, M. Melissa
Goodall, Larry M.
Gordon, Alan B.
Grandis, Leslie A.
Grimm, W. Kirk
Hampton, Glenn W.
Harmon, T. Craig
Hay, Jeffrey S.
Heberton, George H.
Isaf, Fred T.
Johnston, Barbara Christie
Kane, Richard F.
Katsantonis, Joanne
Keefe, Kenneth M., Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Lawrie, Jr., Henry deVos
Lindquist, Kurt E., II

Little, Nancy R.
Mack, Curtis L.
Marshall, Gary S.
Martin, George K.
McArver, R. Dennis
McCallum, Steve C.
McElligott, James P., Jr.
McFarland, Robert W.
McGee, Gary C.
McGonigle, Thomas J.
McMenamin, Joseph P.
Melson, David E.
Menges, Charles L.
Menson, Richard L.
Michels, John J.
Milton, Christine R.
Nunn, Daniel B. Jr.
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Page, Rosewell, III
Pankey, David H.
Pollard, John O.
Price, James H., III
Pusateri, David P.
Richardson, David L., II
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rogers, Marvin L.
Rooney, Lee Ann
Rosen, Greg M.

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

REZONING AFFIDAVIT

DATE: FEBRUARY 6, 2001
(enter date affidavit is notarized)

2000-114c

for Application No(s): RZ/FDP 2000-PR-027
(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)

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

(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)

Equity Partners of McGuireWoods LLP

Adams, Michael
Adams, Robert T.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Armstrong, C. Torrence
Atkinson, Frank B.
Aucutt, Ronald D.
Bagley, Terrence M.
Barr, John S.
Bates, John W., III
Belcher, Dennis I.
Boland, J. William
Bracey, Lucius H., Jr.
Broaddus, William G.
Brown, Thomas C., Jr.
Burke, John W., III
Burkholder, Evan A

Burrus, Robert L., Jr.
Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Capwell, Jeffrey R.
Carter, Joseph C., III
Cogbill, John V., III
Courson, Gardner G.
Cranfill, William T., Jr.
Cullen, Richard
Dabney, H. Slayton, Jr.
Deem, William W.
Den Hartog, Grace R.
Douglass, W. Birch, III
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.

(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: FEBRUARY 6, 2001
(enter date affidavit is notarized)

2000-114c

for Application No(s): RZ/FDP 2000 PR 027
(enter County-assigned application number(s))

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

Charles P. Johnson & Associates, Inc. 3959 Pender Drive, Suite 210
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Charles P. Johnson
Paul B. Johnson

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

Charles P. Johnson, President
Charles P. Johnson, II, Sr. Vice President/Treasurer

Paul B. Johnson, Executive Vice President/Secretary
David M. O'Bryan, Director

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

Snyder•Egbue Associates, Inc. 8605 Westwood Center Drive, Suite 209
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)

James F. Snyder
Frank U. Egbue

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

James F. Snyder
Frank U. Egbue

REZONING AFFIDAVIT

DATE: FEBRUARY 6, 2001
(enter date affidavit is notarized)

2000-114c

for Application No(s): RZ/FDP 2000-PR-027
(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)

Christopher Management, Inc. 11150 Main Street, Suite 400
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)

E. John Regan, Jr.
W. Craig Havenner

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

OFFICERS:

Frederick A. Kober, President
E. John Regan, Jr., VP/Treas.
W. Craig Havenner, VP/Secretary
Constance H. Walker, Assistant Secretary

DIRECTORS:

Frederick A. Kober
E. John Regan, Jr.
W. Craig Havenner

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

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

Rezoning Attachment to Par. 1(a)

DATE: FEBRUARY 6, 2001
(enter date affidavit is notarized)

2000-114c

for Application No(s): RZ/FDP 2000-PR-027
(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 Numbers(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))
---	--	---

Snyder•Egbue Associates, Inc.
Agent: James F. Snyder

8605 Westwood Center Drive
Suite 209
Vienna, Virginia 22182

Architects/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

APPENDIX 3

DATE: FEBRUARY 6, 2001
(enter date affidavit is notarized)

I, Gregory A. Riegle, Agent for Applicant, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[X] applicant's authorized agent listed in Par. 1(a) below 2000-114c

in Application No(s): RZ/FDP 2000-PR-027
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Christopher Management, Inc.; Chinese Christian Church of Virginia, P.C.A.; McGuireWoods LLP; Charles P. Johnson & Associates, Inc.

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

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

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

RE APPENDIX 4
DEPARTMENT OF PLANNING AND ZONING
MAY 24 2000

STATEMENT OF JUSTIFICATION

May 23, 2000

Rezoning by Christopher Management, Inc.
For Property Located at Fairfax County Tax Map 49-1-((ZONING 80))

ZONING EVALUATION DIVISION

Introduction

The Subject Application filed by Christopher Management, Inc. is a request for rezoning approval to permit a 2.08 acre site to be rezoned from the R-1 to the PDH-4 designation so as to permit the development of eight (8) single family detached units. The property is located on the north side of Hilltop Road, generally east of its intersection with Cedar Lane.

The application concurrently provides protection for a number of the site's trees and associated environmental resources and uses the Planned Development District provisions to yield higher quality development than that associated with more conventional scenarios and is in full conformance with the guidelines and recommendations of the Comprehensive Plan.

Land Use Compatibility

The Subject Property is recommended in the Master Plan for residential development at 4 and 5 units per acre. The proposed density of 3.85 du/ac is below the low end of the recommended density range. In the context of the surrounding uses, the proposed development is of less density than the abutting townhouses to the north and of slightly higher density than the established single family residential units on the south side of Hilltop Road and thereby provides an ideal transition between the varying densities associated with the existing established development.

Quality and Design

The use of the Planned Development District enable more than twenty percent (20%) of the site to be prepared as open space. The open space areas are strategically configured around the periphery of the site where the majority of the existing vegetation is located. The open space areas are strategically located and configured so as to both preserve trees and provide a transition to the established development to the north and east. The incorporation of significant amounts of open space through the PDH provisions also will result in less overall runoff and increased amounts of natural filtration, which, in accordance with the recommendations of the Comprehensive Plan is a preferred way to manage stormwater runoff. This scenario will put less overall runoff into the existing storm drainage system and if required at all, any on-site pond can be considerably smaller in size, again, thereby minimizing disruption to the existing vegetation on the site.

The design of the proposed units and their location on the property incorporates a number of high quality design approaches. Notwithstanding the small size of the community, two unit types are offered, thereby increasing overall visual interest in the

community. The units are generally oriented on the lots to maximize visibility of front facades from Hilltop Road and the internal streets serving the community. In fact, the four most visible units from the public right-of-way will each offer attractive front porches and rear entry garages. The development also offers significant amounts of internal landscaping and will be designed with a consistent unified architectural theme.

Waivers and Modification

Following careful consideration of the nature, configuration and effectiveness of existing stormwater infrastructure in and around the application property, and as generally detailed on the CDP/FDP, the Applicant requests a modification of the requirement for on-site detention in favor of upgrading and enhancing the drainageways and facilities serving the site and surrounding property in the watershed.

To the best of the Applicant's knowledge, the proposed development does or will comply with all County requirements related to drainage, utilities and infrastructure. Similarly, to the Applicant's knowledge, there are no hazardous or toxic substances on the property.

For all the aforementioned reasons, it is respectfully requested that the application be endorsed by the Staff and Planning Commission and approved by the Board of Supervisors.

McGuire, Woods, Battle & Boothe LLP

By:



Gregory A. Riegler

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **LAND USE ANALYSIS: RZ/FDP 2000-PR-027**
Christopher Management

DATE: 6 October 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 6 2000

ZONING EVALUATION DIVISION

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	June 15, 2000
<i>Request</i>	Rezoning from R-1 to PDH-4 for 8 single-family detached dwelling units
<i>DU/AC</i>	3.85
<i>Land Area</i>	2 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

Direction of Adjacent Land	Existing Use	Existing DU/AC	Average Lot Size (sq. ft.)	Planned Use, DU/AC	Zoning
NORTH and EAST	residential	7.89	N/a	Residential, 5-8	PDH-12
SOUTH	residential	N/a	Range from .75 to 1.5 acres	Residential, 1-2	R-1
WEST	residential	N/a	.5-1.0 acres	Residential, 4-5	R-1

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

On page 354 in the 1991 Area II Plan, as amended through June 26, 1995(Plan text was amended by 98-CW-3ED on November 16, 1998), in the LAND USE RECOMMENDATIONS section of the Lee Community Planning Sector (V1) in the Vienna Planning District, the Comprehensive Plan states:

“10. The property located north of Hilltop Road and east of Cedar Lane is planned for residential use at 4-5 dwelling units per acre, as shown on the Plan map. If the following conditions are met, in addition to the residential development criteria, the upper end of the planned density may be appropriate:

- Protection of the stable, low density single-family homes planned at 1-2 dwelling units per acre to the south and west by the use of a landscaped buffer along Hilltop Road;
- Consolidation of parcels 49-1((1)) 20, 21 and 22 with a single access oriented to Hilltop Road ; and
- Development that is compatible with Dunn Loring Village.”

Plan Map:

The property is planned for residential development at a density of 4-5 dwelling units per acre, as shown on the Comprehensive Plan map.

Analysis:

The proposed residential density is below the planned density range. Parcels 21 and 22, which are adjacent to the western boundary, are sufficiently large enough to be consolidated and developed at the planned density of 4-5 dwelling units per acre. Therefore, there are no land use or density issues regarding this application.

BGD: SEM

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-PR-027)

SUBJECT: Transportation Impact, Revised Plan

REFERENCE: RZ 2000-PR-027/FDP 2000-PR-027, Morada Ridge
Traffic Zone: 1526
Land Identification Map: 49-1 ((1)) 20

DATE: January 8, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on revised plans made available to this office dated November 20, 2000.

The subject application is a request to rezone 2.08 acres from R-1 to PDH-4 for eight (8) single family detached dwelling units for a proposed density of 3.85 dwelling units per acre.

- The Virginia Department of Transportation (VDOT) does not subscribe to the concept of private streets due to the problems associated with their maintenance and reconstruction and recommends that the street be public. We would prefer that public streets be provided.
- Cul-de-sacs shown on the previous plan have been redesigned as Y-turnarounds. This type of turnaround may be sufficient for a turnaround if no other vehicles are parked there, however, this action may be precluded if other vehicles do park there. These turnaround areas should have yellow curb markings and/or other indication of no parking and should be approved by the fire marshal.
- The sidewalk on the east side of the private street should be extended to the other side of the ingress/egress easement.

AKR/LAH/lah

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

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-PR-027)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-PR-027/FDP 2000-PR-027, Morada Ridge
Traffic Zone: 1526
Land Identification Map: 49-1 ((1)) 20

DATE: September 1, 2000

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated May 16, 2000.

The subject application is a request to rezone 2.08 acres from R-1 to PDH-4 for eight (8) single family detached dwelling units for a proposed density of 3.85 dwelling units per acre. Sidewalks are shown on both sides of the private street and along the Hilltop Road frontage. The applicant requests the use of a private street in lieu of a public street and a modification of the private street turnaround (TU-1) to reduce the cul-de-sac radius.

- The Virginia Department of Transportation (VDOT) does not subscribe to the concept of private streets due to the problems associated with their maintenance and reconstruction and recommends that the street be public.
- As for the requested modification of the cul-de-sac radius, it is this department's understanding that the Fire Marshall will not support these waivers. The only exception to this would be in a case where the cul-de-sac meets the following criteria: it is a straight cul-de-sac and measures no more than 150' from the edge of the far side of the cul-de-sac bulb to the right-of-way of the intersecting street. In all other cases, the cul-de-sac should meet the PFM standard of 45'. It does not appear that the applicant's cul-de-sac meets these criteria.

AKR/LAH/lah

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

CHARLES D. NOTTINGHAM
COMMISSIONER

3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033-2906
(703) 383-VDOT (8368)

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

July 25, 2000

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ/FDP 2000-PR-027, Morada Ridge
Tax Map No.: 049-1 /01/ /0020-

Dear Ms. Byron,

This office has reviewed the generalized development plan relative to rezoning/final development plan application 2000-PR-027 and offers the following comments.

The Comprehensive Plan recommends this section of Hilltop Road be reconstructed to a four lane divided facility. The applicant should dedicate 45 feet of right-of-way from the centerline of Hilltop Road to the property line and should construct a 35 foot cross section from the centerline to the face of curb.

The Department does not subscribe to the concept of private streets due to the problems associated therewith and recommends the street be constructed as public.

Please submit draft proffers to be reviewed by this office.

If you should require any additional information please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Noreen H. Maloney".

Noreen H. Maloney

FAIRFAX COUNTY, VIRGINIA

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

MEMORANDUM

OCT 6 2000

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

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

ZONING EVALUATION DIVISION

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-PR-027
Christopher Management, Inc.

DATE: 6 October 2000

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan, dated May 19, 2000. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

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

Policy c. In order to reduce stormwater runoff volumes and increase ground water recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution. Preferred practices include those which recharge groundwater when such recharge will not degrade groundwater quality, those which preserve as much natural open space as possible and those which contribute to ecological diversity by the creation of wetlands.”

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

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

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

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

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

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

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

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights-of-way.”

ENVIRONMENTAL ANALYSIS:

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

Stormwater Best Management Practice

Issue:

This 2.08-acre site falls entirely within the County's Chesapeake Bay Preservation Area and more specifically within the County's Accotink Creek Watershed. Note 22 of the development plan indicates the applicant's intention to create a small residential subdivision which adheres to the principles of low impact development, with narrow private streets and tree preservation.

Resolution:

It is recommended that the applicant work with the Department of Public Works and Environmental Services to explore the extent to which the relevant low impact development tools, which are available, have been utilized with maximum efficiency. Some amount of tree save is proposed. However, it is recommended that the applicant work with DPWES to determine if additional bioretention areas could be incorporated into the proposal to fully accommodate the stormwater/best management practice requirement.

Tree Preservation

Issue:

The development proposal includes an existing vegetation map. However, the trees, which are proposed to be saved, are not necessarily the best candidates for tree preservation.

Resolution:

It is recommended that the applicant work closely with the Fairfax County Urban Forestry Branch to identify those areas that are most suitable for tree preservation and adjust the development plan to preserve the most valuable trees as part of the tree preservation plan for the property.

TRAILS PLAN:

The Trails Plan Map does not depict any trails immediately adjacent to the subject property. The Director of DPWES will determine what trail requirements may apply to the subject property at the time of site plan review.

BGD: MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Ann Godfrey, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: January 3, 2001

FROM: Keith W. Cline, ^{KWC} Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Morada Ridge, RZ/FDP 2000-PR-027

RE: Your request received January 2, 2001

This review is based on the Conceptual/Final Development Plan (CDP/FDP) which is stamped as received in the Department of Planning and Zoning on December 7, 2000; the proffers dated November 21, 2000, and; a meeting held in the Department of Planning and Zoning with the Applicant on October 10, 2000.

All previous Urban Forestry Division comments have been adequately addressed by the latest CDP/FDP and proffers, except for the following. This comment is similar to comment #1 in my memo of September 20, 2000 (copy attached).

1. **Comment:** The two tree save areas shown in the eastern portion of the site contain areas of turfgrass and invasive vines. These tree save areas could be improved by providing supplemental landscape trees, including trees transplanted on-site.

Recommendation: Additional landscape trees, including transplant trees (see proffer #11), should be provided in the tree save areas shown on the CDP/FDP. These supplemental landscape trees should be provided in the portions of the tree save areas that are now primarily turf grass and invasive vines. This recommendation could be addressed by providing a note on the CDP/FDP, or as an addition to proffer #9.

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

KWC/
UFBID#01-0922

Attachment

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Ann Godfrey, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: September 20, 2000

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

SUBJECT: Morada Ridge, RZ/FDP 2000-PR-027

RE: Your request received July 20, 2000

This review is based on the Conceptual/Final Development Plan (CDP/FDP) which is stamped as received in the Department of Planning and Zoning on June 15, 2000, and site visits conducted on September 1 and September 13, 2000.

Site Description: This single-family home site is primarily maintained grassland with numerous mature landscape trees. Most of the landscape trees are non-native species and include Norway spruce, blue atlas cedar, dawn redwood, Chinese chestnut, and deciduous magnolias, many in decline. There are some landscape trees, particularly deciduous magnolias, that are of a suitable size and quality to transplant on the site. A line of 12 to 14-inch diameter American hollies and a line of English boxwoods are located along Hilltop Road in the proposed right-of-way. Scattered larger trees are also located on the lot, including a 50-inch diameter white oak, also in the right-of-way, and a 15-inch diameter pecan along the northern property line. The eastern, northern, and western boundaries of the site consist of invasive vines and pioneer tree species such as mulberry, black cherry, walnut and elm.

Specific Comments:

1. **Comment:** The tree resources on this site (see site description above) provide very little opportunity for the preservation of large areas of existing, quality vegetation. The tree save areas shown on the east side of the site could be improved by providing supplemental landscape trees, including trees transplanted on-site.

Recommendation: Provide additional landscape trees in the tree save areas now shown, including transplanting suitable trees from other areas of the site to be cleared. The supplemental trees should be located in the portions of the tree save areas that are now primarily turf grass or invasive vines.

2. **Comment:** Off-site trees may be damaged by the proposed limits of clearing and grading along the northern property boundary.

Recommendation: Revise the proposed limits of clearing and grading along the northern property line to provide a minimum of a 5-foot wide undisturbed buffer.

3. **Comment:** The possible stormwater management pond in the northeast corner of the site will result in the loss of virtually all the proposed tree save areas if installed as shown. Clearing to the property line as shown will also result in the loss of off-site trees.

Recommendation: Provide a minimum of a 10-foot wide undisturbed buffer along the eastern property line if the stormwater management pond is required to be installed. Also, obtain a commitment from the Applicant to provide landscaping to the maximum extent possible in and around the stormwater management pond. The following is recommended proffer language to address this issue: "In order to restore a natural appearance to the proposed stormwater management pond, a landscape plan shall be submitted as part of the first submission of the subdivision plan showing extensive landscaping in all possible planting areas of the pond, in keeping with the planting policies of DPWES."

4. **Comment:** The possible stormwater management pond in the northeast corner of the site will result in the loss of virtually all the proposed tree save areas if installed as shown. An alternative stormwater management facility, such as a "raingarden" bioretention facility, if approved by DPWES, would allow for extensive landscaping to be planted and provide additional tree cover on the site.

Recommendation: Explore alternative stormwater facilities for the site, such as a "raingarden" bioretention facility, if a waiver of on-site stormwater management is not obtained. If an alternative facility is proposed, provide a design that includes proposed landscape trees and shrubs to be installed as part of the facility.

5. **Comment:** Existing landscape trees and shrubs on the site, including deciduous magnolias, American hollies and boxwoods, may be suitable to transplant on the site to supplement proposed tree save areas.

Recommendation: Obtain a commitment from the Applicant to provide a tree transplanting plan. The following is recommended proffer language to address this issue: "The applicant shall provide a transplantation plan as part of the first submission of the subdivision plan. The transplantation plan shall be prepared by a certified arborist. The

Morada Ridge
RZ/FDP 2000-PR-027
September 20, 2000
Page 3

following are the components of a transplanting plan: identification of the existing locations of the plants to be transplanted; an assessment of the condition and survival potential of the plants; the proposed transplant locations; the timing of transplanting in the development process; the proposed time of year of the transplanting; the transplant methods to be used, including tree spade size if one is used; the relocation site preparation materials and methods; the initial care after transplanting, including mulching and watering specifications to be conducted; and the long-term care measures including the installation of tree protection fencing and watering.”

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

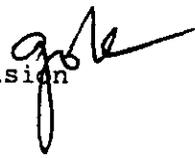
KWC/
UFBID#01-0470

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: September 12, 2000
 Zoning Evaluation Division, OCP

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-PR-027
 Tax Map No. 049-1- /01/ /0020

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 (M2) watershed. It would be sewered into the Noman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in HILLTOP ROAD and APPROX. 200 FEET the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: _____

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

July 17, 2000

MEMORANDUM

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

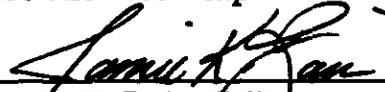
FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-PR-027
FDP 00-PR-027

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 Falls Church service area. See enclosed map.



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

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

July 13, 2000

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-PR-027 and Final Development Plan FDP 2000-PR-027.

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #30, Merrifield.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

- a. currently meets fire protection guidelines.
- b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
- c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
- d. does not meet current fire protection guidelines without an additional facility. The application property is ___/10 outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 12/20/00

Case # RZ-00-PR-027

Map: 49-1

PU 2335

Acreage: 2.08

Rezoning

From :R-1 To: PDH-4

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	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Fairhill 3087	K-6	673	745	768	-95	814	-141
Jackson 3081	7-8	900	955	1056	-156	1144	-244
Falls Church 3090	9-12	2000	1439	1471	529	1561	439

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

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	8	X.4	3	SF	2	X.4	1	2	3
7-8	SF	8	X.069	1	SF	2	X.069	0	1	1
9-12	SF	8	X.159	1	SF	2	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 (Falls Church 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 (Fairhill Elementary, Jackson Middle) are currently projected to be near or above capacity; therefore, estimated enrollment increases potentially generated by the proposed action cannot 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.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: January 24, 2001

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Christopher Management Inc.

Application Number: RZ/FDP2000-PR-027

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

Date Received in SWPD: 7/12/00

Date Due Back to DPZ: 8/7/00

Site Information: Location - 049-1-01-00-0020
 Area of Site - 2.08 acres
 Rezone from - R-1 to PDH-4
 Watershed/Segment - Accotink Creek / Long Branch (LO)

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

1. Drainage:

- MSMD/PDD Drainage Complaints: There are no downstream complaints on file with PSB, relevant to this proposed development.
- Master Drainage Plan, proposed projects, (SWPD): Channel restoration and stabilization projects AC321, AC312 and AC311 are located approximately 1000 feet, 2000 feet and 5000 feet downstream of site respectively.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

RE: Rezoning Application Review rzfdp2000pr027

Application Name/Number: Christopher Management Inc. / RZ/FDP2000-PR-027

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

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

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

 Yes X NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

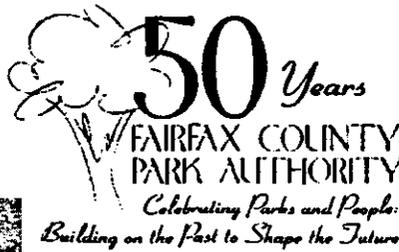
Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) kcm
Utilities Design Branch (Walt Wozniak) ww
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) FR
RS *[Signature]*

SRS/rzfdp2000pr027

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



1950

2000

12055 Government Center Parkway ❖ Suite 927

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

MEMORANDUM

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

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: RZ/FDP 00-PR-027
Morada Ridge
Loc: 49-1((1))20

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 \$7,840.00 and should be provided to the Fairfax County Park Authority.

The development plan for Morada Ridge will construct 8 units that will add approximately 24 residents to the current population of Providence District. The development plans 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 \$7,840.00. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per unit 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;...."



RZ/FDP 00-PR-027

Morada Ridge

July 31, 2000

Page 2

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

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
File Copy

ARTICLE 16**DEVELOPMENT PLANS****PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS****16-101 General Standards**

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening

FAIRFAX COUNTY ZONING ORDINANCE

provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

