



FAIRFAX COUNTY

APPLICATION FILED: August 8, 2000
PLANNING COMMISSION: March 1, 2001
BOARD OF SUPERVISORS: Not scheduled

V I R G I N I A

February 7, 2001

STAFF REPORT

APPLICATION RZ 2000-BR-039

BRADDOCK DISTRICT

APPLICANT: Brent Perry

PRESENT ZONING: R-1, WS

PARCEL(S): 57-3 ((1)) 5, 6

ACREAGE: 1.94 acres

DU/AC: 2.57 du/ac

OPEN SPACE: 55 percent

PLAN MAP: Residential, 3-4 dwelling units per acre

PROPOSAL: Rezone 1.94 acres from the R-4 and WS Districts to the R-4 and WS Districts to develop a cluster subdivision of 5 single-family detached units at an overall density of 2.57 dwelling units per acre.

WAIVERS: Waiver of minimum district size for a cluster subdivision.
Waiver of the requirement for 1 acre of open space in a cluster subdivision.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-BR-039 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the request for a waiver of the minimum district size for a cluster subdivision.

Staff recommends approval of the request for a waiver of the requirement for 1 acre of open space in a cluster subdivision.

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.

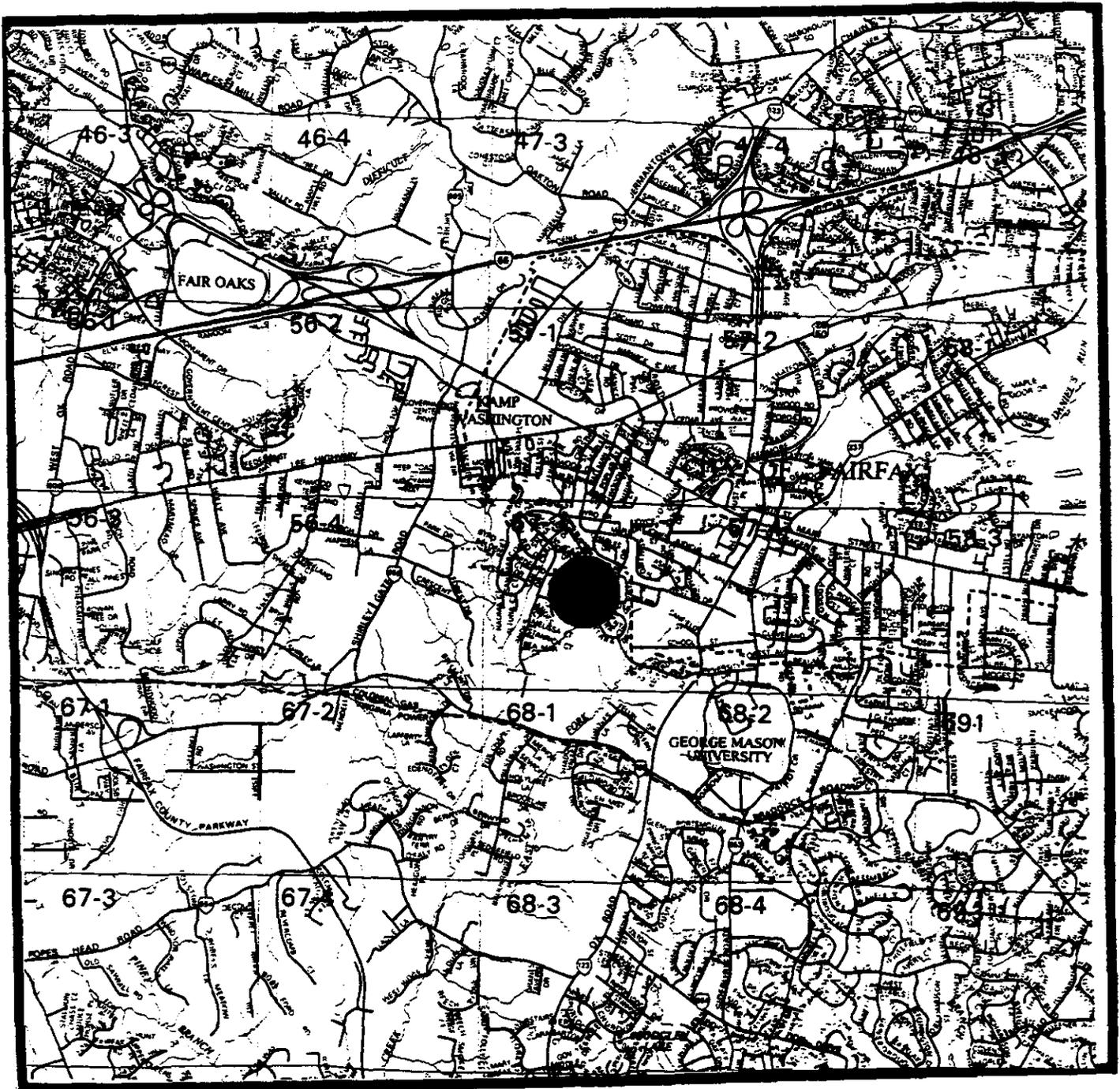


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

R ZONING APPLICATION

RZ 2000-BR-039

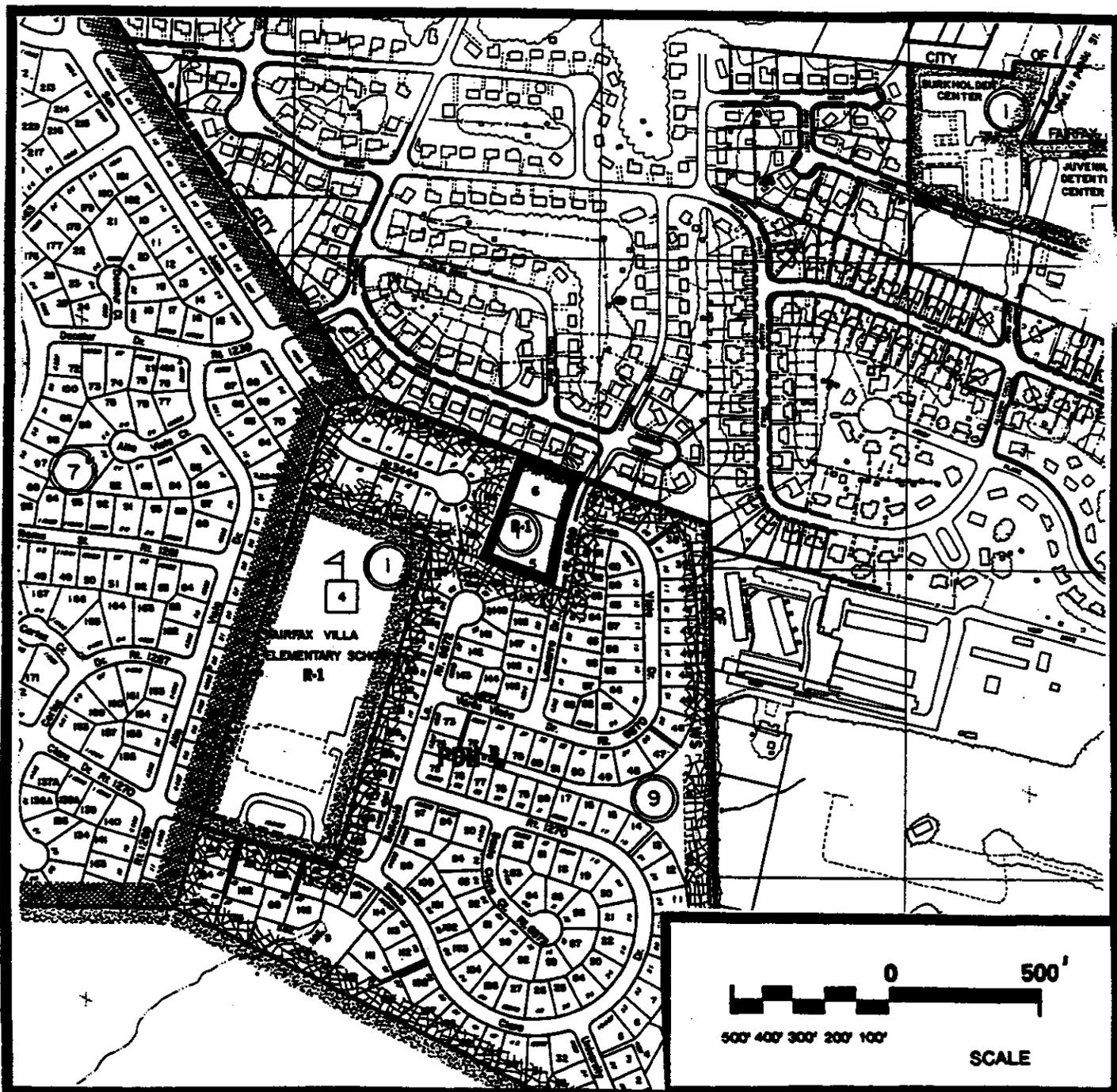
BRENT PERRY
FILED 08/08/00 TO REZONE: 1.94 ACRES OF LAND; DISTRICT - BRADDOCK
PROPOSED: REZONE FROM THE R-1 TO THE R-4 CLUSTER
LOCATED: WEST OF THE INTERSECTION OF VERDE VISTA
DRIVE AND LAMARRE DRIVE
ZONING: R-1
TO: R-4
OVERLAY DISTRICT(S): WS
MAP REF 057-3- /01/ /0005- .0006-

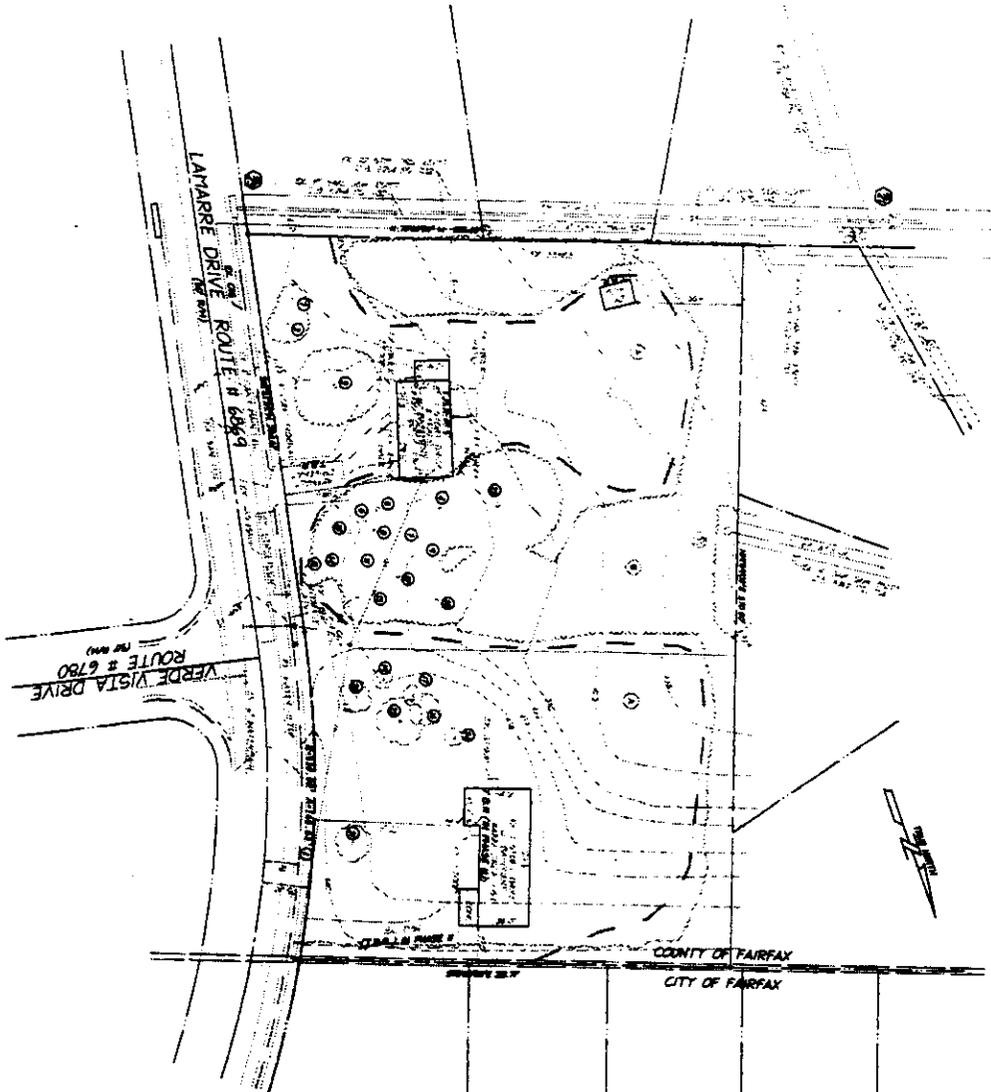


REZONING APPLICATION

RZ 2000-BR-039

BRENT PERRY
FILED 08/08/00 TO REZONE: 1.94 ACRES OF LAND; DISTRICT - BRADDOCK
PROPOSED: REZONE FROM THE R-1 TO THE R-4 CLUSTER
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DRIVE AND LAMARRE DRIVE
ZONING: R-1
TO: R-4
OVERLAY DISTRICT(S): WS
MAP REF 057-3- /01/ /0005- ,0006-





EXISTING VEGETATION MAPPING

TYPE	COMMON NAME	HEIGHT	SPACING	CONDITION	APPROX. AGE	APPROX. DBH
1	DOGWOOD	10-15'	CLUSTER	GOOD	10-15	1.5-2.0"
2	DOGWOOD	10-15'	CLUSTER	GOOD	10-15	1.5-2.0"
3	DOGWOOD	10-15'	CLUSTER	GOOD	10-15	1.5-2.0"

EXISTING TREES

TYPE #	TREE	CROWN AREA	SIZE	HEIGHT	DBH	CONDITION	STATUS
1	RED TULIP	BRON	2'	2'			T&E
2	ACORN	JANUS	2'	2'			T&E
3	DOGWOOD	POPLAR	2'	2'			T&E
4	DOGWOOD	POPLAR	2'	2'			T&E
5	DOGWOOD	POPLAR	2'	2'			T&E
6	DOGWOOD	POPLAR	2'	2'			T&E
7	DOGWOOD	POPLAR	2'	2'			T&E
8	DOGWOOD	POPLAR	2'	2'			T&E
9	DOGWOOD	POPLAR	2'	2'			T&E
10	DOGWOOD	POPLAR	2'	2'			T&E
11	DOGWOOD	POPLAR	2'	2'			T&E
12	DOGWOOD	POPLAR	2'	2'			T&E
13	DOGWOOD	POPLAR	2'	2'			T&E
14	DOGWOOD	POPLAR	2'	2'			T&E
15	DOGWOOD	POPLAR	2'	2'			T&E
16	DOGWOOD	POPLAR	2'	2'			T&E
17	DOGWOOD	POPLAR	2'	2'			T&E
18	DOGWOOD	POPLAR	2'	2'			T&E
19	DOGWOOD	POPLAR	2'	2'			T&E
20	DOGWOOD	POPLAR	2'	2'			T&E
21	DOGWOOD	POPLAR	2'	2'			T&E
22	DOGWOOD	POPLAR	2'	2'			T&E
23	DOGWOOD	POPLAR	2'	2'			T&E
24	DOGWOOD	POPLAR	2'	2'			T&E

Lamarre Drive Property
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAPPING

Design
ENGINEERS
PLANNERS
SURVEYORS

DATE: 11/11/03
DRAWN BY: [Name]
CHECKED BY: [Name]

SCALE: 1" = 20'

SHEET 3 OF 3



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

DESCRIPTION OF THE APPLICATION

- Applicant:** Brent Perry
- Location/Address:** 4222 and 4300 Lamarre Drive, west of the intersection of Verde Vista Drive and Lamarre Drive
- Proposal:** To rezone 1.94 acres from the R-1 District to the R-4 District to permit development of a cluster subdivision of 5 single-family detached units at a density of 2.57 dwelling units per acre.
- Waivers:** Waiver of minimum district size for a cluster subdivision.
- Waiver of the requirement for 1 acre of open space in a cluster subdivision.
- The applicant's draft Proffers, Affidavit, and Statement of Justification are contained in Appendices 1-3, respectively.

LOCATION AND CHARACTER

Site Description:

The subject site is located at 4222 and 4300 Lamarre Drive, across from its intersection with Verde Vista Drive and is comprised of two parcels under separate ownership. The parcels are bordered to the east, south, and west by the University Square subdivision—a neighborhood of single-family detached homes zoned PDH-4. The northern parcel (Parcel 6) abuts the southern boundary of the City of Fairfax. The provisions of the Watershed Protection Overlay District (WSPOD) apply to the site, as it lies within the Popes Head Creek watershed.

The site is currently developed with two single-family detached homes. The applicant has stated his intention to subdivide into five building lots and two open space parcels in two phases. Phase I will include Lots 1-3 and Parcel A; Phase II will include Lots 3 and 4 and Parcel B. The applicant proposes to retain one of the existing homes on proposed Lot 2 and to create lots for four new homes.

SURROUNDING AREA DESCRIPTION			
		Zone	Rate
North	Residential, Single-Family Detached Warren Woods Subdivision	City of Fairfax	Residential, 2-3 du/ac
South	Residential Single-Family Detached (2.96 du/ac) University Square Section 3	PDH-4	Residential, 3-4 du/ac
East	Residential Single-Family Detached (2.96 du/ac) University Square Section 3	PDH-4	Residential, 3-4 du/ac
West	Residential Single-Family Detached (2.96 du/ac) University Square Section 3	PDH-4	Residential, 3-4 du/ac

BACKGROUND

There has been no previous rezoning, special exception, or special permit application filed on these properties.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	II
Planning District:	Fairfax
Planning Sector:	George Mason Community Planning Sector
Plan Map:	Residential 3-4 dwelling units per acre
Plan Text:	

On page 80 in the 1991 edition of the Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the George Mason Community Planning Sector (F7) in the Fairfax Planning District, the Comprehensive Plan states:

"The George Mason sector has a few stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan in Land Use Objective . . . 14."

ANALYSIS**Generalized Development Plan (Copy at front of staff report)****Title of GDP:** "Lamarre Drive Property"**Prepared By:** Land Design Consultants**Original and Revision Dates:** July 2000, as revised through
January 12, 2001**Description of GDP:**

Generalized Development Plan for Lamarre Drive Property	
Sheet Number	Description of Sheet
1 of 3	Cover Sheet; Notes; Vicinity Map; Soils Map
2 of 3	Generalized Development Plan (showing all 5 lots, with Phases I and II distinguished); Zoning and lot dimension tabulations; Tree Cover Calculations; Legend
3 of 3	Existing Vegetation Mapping (with line of existing vegetation and locations of existing features); Existing Trees (in Legend as well as plotted on map)

The applicant proposes to rezone two parcels (84,831 square feet, or 1.94 acres) to accommodate a subdivision for five homes as depicted on Sheet 2. The proposed lots will average approximately 7,500 square feet. Two open space parcels, Parcels A and B, comprise the remaining 47,245 square feet (55 percent) of the site. The areas delineated on the Generalized Development Plan (GDP) for possible building sites are set back from Lamarre Drive at a distance of between 30 and 60 feet. No description of the proposed units, beyond the possible footprint of construction, or elevations are provided.

Minimum side, front, and rear yards matching zoning requirements for the R-4 District (Cluster) are provided. Although the proposed density could be accommodated by the R-3 District, the applicant is applying for rezoning to the R-4 District (Cluster). This allows for narrower side yards.

The site is characterized by a rolling topography, sloping generally to the south and west. Mature trees are located around the perimeter of both parcels and on a large area of the site between the two existing houses. Ornamental trees are planted across much of the site's Lamarre Drive frontage. The open space will include a conservation easement of 42,590 square feet, or 90 percent of the total open space.

Access to the proposed homes will be by individual asphalt driveways to Lamarre Drive. A minimum of two spaces per single-family detached dwelling unit is provided off-street, either on driveways or in garages. Each unit is depicted with a two-car garage. Additional off-site parking in excess of the Zoning Ordinance requirements is already provided as parallel parking along Lamarre Drive.

Sheet 3 depicts the existing tree line and individual trees to be saved. Limits of clearing and grading are also depicted. The GDP depicts the clearing of tree cover to accommodate the need for sanitary sewer laterals and residential connections. The stand of trees on the southern perimeter of the site will be partially removed to accommodate the unit on Lot 1. The three dwelling units associated with Phase I are depicted well to the front of the site and away from trees to the center and rear of the lot.

This application was originally proposed as a rezoning from R-1 to R-4 for development of a conventional subdivision. During the review process, the applicant decided to modify the requested application from conventional to cluster development.

Transportation Analysis (Appendix 5)

Issue: *Driveway for Lot 3*

The applicant proposes to subdivide the two parcels into five lots, each with its own driveway access to Lamarre Drive. Lot 3 is located directly across Lamarre Drive from its intersection with Verde Vista Drive. As located on the original GDP, the driveway for Lot 3 would exit the lot across from Verde Vista Drive, creating a potential hazard. The applicant was urged to move the driveway to the southern edge of Lot 3 to place the driveway farther away from the intersection. The applicant was also encouraged to seek the assistance of the County's Urban Forestry Division, to ensure that any such relocation results in a minimal effect on the trees along the Lamarre Drive frontage.

Resolution:

The applicant has proffered to relocate the driveway entrance to proposed Lot 3 to avoid interference with the intersection of Verde Vista and Lamarre Drive. In addition, a revised GDP is anticipated after the date of this staff report, on which the preferred driveway entrance will be depicted. Staff considers this issue resolved.

Environmental and Urban Forestry Analyses (Appendix 6)

Issue: *Stormwater management*

The development of these parcels requires that the applicant address stormwater management (SWM) requirements. The applicant has indicated on the GDP (note 21) his intention to seek a waiver of the SWM during the subdivision plan

review process. If the waiver is not granted at that time, the applicant proposes to build a SWM facility capable of serving the increased runoff needs of the site at the site's southwest corner. The applicant did not depict the location of the SWM on the GDP, although reference to its location on Parcel A was included in the notes to the GDP.

Although the site is relatively small, there is anecdotal history of neighborhood stormwater flow concerns, some of which are associated with the site. An existing SWM easement with an inlet is located near the southwest corner of the site on an adjacent parcel. Substantial ponding of runoff results during normal rainfall events.

Resolution

Some of the stormwater flow on adjacent properties results from poor grading upstream of a stormwater inlet located near the subject property. The applicant has proffered to regrade areas immediately around the inlet to reduce ponding of water and to increase the velocity of flow into the existing stormwater management system. Although the current GDP does not depict the location of the SWM, the applicant is expected to submit a revised GDP following the publication of this staff report indicating the location and capacity of the facility. With the proffer of stormwater management improvements and submissions of the referenced revised GDP, staff considers this issue resolved.

Issue: *Water quality*

The applicant must demonstrate a capacity to meet water quality goals on site during the subdivision plan review process. The applicant proposes to use natural open space, in the form of a conservation easement, as a best management practice (BMP) to meet water quality goals. The applicant proposed a conservation easement on portions of both Parcels A and B, behind the proposed dwellings. The applicant has not indicated whether he meets BMP requirements at both stages of development, or whether he is relying on acreage of the conservation easement at *completion* of the development to meet his BMP requirements.

Resolution

This issue will be addressed at subdivision.

Issue: *Tree Preservation*

The Lamarre Drive property has extensive tree cover along the southern and western perimeters and along the parcel boundary of current Lots 5 and 6. The applicant originally proposed to remove a large portion of these trees in order to provide space for the building of new units and to connect sanitary sewer laterals to the sewer line ending at the western edge of the site. The original GDP (July 2000) did not sufficiently identify trees in the areas of greatest tree loss.

Resolution:

The applicant modified his original application, proposing a cluster subdivision in his most recent GDP. This clustering moves the proposed units closer to the street, reduces lot size, and contracts the building setback line. These changes reduce potential tree removal at the center and rear of the lots. Through seeking a waiver of SWM requirements, the applicant hopes to avoid the construction of a dry pond in the southwest corner of the site, currently covered with a mix of mature trees and lawn.

Finally, the applicant conducted test pits to establish whether sanitary sewer laterals could be extended towards Lamarre Drive, rather than through the tree cover to the west as originally depicted. Because of the test pit study, the applicant now proposes to connect two of the five units to a sewer line on Lamarre Drive, with the three remaining units to be connected through lines extended to the rear. The applicant also realigned the proposed rear sewer lines to minimize tree removal. The applicant has also included in his proffers the provision of a letter of credit to be available to restore or replace designated trees destroyed through construction.

It is recommended that the applicant continue to work closely with the Fairfax County Urban Forestry Division to identify those areas on the site that are most suitable for tree preservation. With the modification of the GDP and the proposed sanitary sewer lines and the inclusion of the tree restoration proffer, staff believes the applicant has resolved this issue.

Water Service Analysis (Appendix 7)

The site and the proposed future units receive their water service from the City of Fairfax. The applicant must work with the City of Fairfax Department of Public Works to determine whether water service can be supplied to the subject site.

Sanitary Sewer Analysis (Appendix 8)

The City of Fairfax provides sewer service to the site. The applicant must work with the City's Department of Public Works to determine how sanitary sewer service can be provided to the site. Both the applicant and County staff have contacted the City to discuss this issue. The City has preliminarily indicated that sewer service as proposed can be provided.

The GDP depicts sewer service for Lots 1 and 2 from a manhole on Lamarre Drive, with Lots 3 through 5 served by lines to a manhole at the western perimeter. The location of possible sewer hook-ups may affect the eventual number of trees removed from the site during development. City sewer mains are located along Lamarre Drive, the southern edge of the development, and at a single location to the west of the site. The applicant has conducted test pits to establish the feasibility of accessing sewer mains along Lamarre Drive. Servicing

lots from Lamarre Drive would reduce the number of sewer connections through the rear of the site and contribute to preservation of tree cover. The applicant has conferred with City of Fairfax and expects to receive permission to use these connections to serve the site.

Fire and Rescue Analysis (Appendix 9)

Fire and Rescue Department Station #03 in Fairfax City currently serves the application property. The GDP as submitted meets fire protection guidelines.

Utilities Planning Analysis (Appendix 10)

The Application is located within the Shirley Gate segment of the Popes Head Creek watershed. There are no Utilities Planning and Design issues associated with this request.

Fairfax County Public Schools' Analysis (Appendix 11)

The Fairfax County Public Schools (FCPS) Facility Planning Branch projects that the proposed development will generate two additional students in grades K-6, but no additional students in grades 7-12. FCPS analysis states that Lanier Middle School is currently above capacity and is projected to remain as such.

Fairfax County Park Authority Analysis (Appendix 12)

The Fairfax County Park Authority (FCPA) estimates that the proposed development will add approximately 15 residents to the current population of the Braddock District. The FCPA believes that residents of this development will use community outdoor facilities, including a picnic area, trails, playground or tot lot, basketball court, tennis court, volleyball court, and athletic fields. No active recreational amenities are being provided with the application. The proportional cost to maintain the current level of service for these facilities at the nearest park, Fairfax Villa, is \$3,075. Funds can be used to enhance the existing facilities or develop new amenities in this park. The applicant has not responded.

Land Use Analysis (Appendix 4)

A complete land use analysis, including citations from the Comprehensive Plan, is contained in Appendix 4. The Plan map shows the site planned for residential development at 3-4 dwelling units per acre. The proposed addition of four new single-family homes and an existing home to remain on site place the development at a density of 2.57 dwelling units per acre. This is below the base density range of the Comprehensive Plan. Adjacent lots to the south, east, and west are developed at a density of 2.96 dwelling units per acre, a higher density than the proposal. No land use or density issues have been identified with this proposal.

Residential Density Criteria

Residential density is evaluated based on the residential density criteria set forth in Appendix 9 of the Land Use Section of the Fairfax County Policy Plan. The proposed density of 2.57 dwelling units per acre for this proposed development is below the base level of the density/intensity range indicated in the Plan, which calls for development to occur at 3–4 dwelling units per acre. As the proposed development is below the base level, an analysis of residential density criteria is not appropriate.

ZONING ORDINANCE PROVISIONS (Appendix 13)

Minimum District Size (Cluster)	7.00 acres	2.41 acres (Waiver requested)
Open Space (Cluster)	1.00 contiguous acre	0.61 acre (Waiver requested)
Open Space	12,725 square feet (15 percent)	47,000 square feet (55 percent)
Minimum Lot Area	6,000 square feet	6,000 square feet
Building Height	35 feet	35 feet
Front Yard	20 feet	20 feet
Rear Yard	25 feet	25 feet
Side Yard	8 feet (No less than 20 for two)	8 feet
Minimum Dimension (Cluster- Open Space)	50 feet	>50 feet

WAIVERS/MODIFICATIONS REQUESTED

Minimum District Size: Par. 1 of Sect. 2–406 of the Zoning Ordinance requires a minimum district size of 7.00 acres for cluster subdivision. The proposed development represents only two unconsolidated parcels and will subdivide 1.94 acres into five lots with the two parcels of dedicated open space. Clustering will preserve an extended area of trees on the western portion of the development and allow a conservation easement to be placed on one-half of the site acreage. Staff believes that the request for waiving minimum district size is justified.

Open Space Outside of the Floodplain: Par. 4 of Sect. 2–309 requires that, in cluster subdivisions, there be “at least one area of open space comprised of lands outside the floodplain, which is one (1) acre in size and has no dimension less than fifty (50) feet.” The applicant is requesting a waiver of this requirement. The application proposes more than one acre of open space (47,245 square

feet), or 1.08 acres, as open space (55 percent of the entire site). This open space is provided on two separate parcels (Parcels A and B) due to the proposed phasing of the development. Staff believes, however, that the proposal protects significant environmental resources and meets the intent of the requirement and that the proposal justifies the approval of the requested waiver.

Cluster Subdivision

The applicant is requesting to rezone the subject property to the R-4 District to permit the development of a cluster subdivision. Cluster subdivisions are subject to the Additional Standards for Cluster subdivisions that are contained in Section 9-615 of the Zoning Ordinance. These provisions require that the applicant demonstrate that, due to the physical characteristics of the site, the proposed cluster will:

A. Preserve the environmental integrity of the site by protecting and/or promoting the preservation of features such as steep slopes, stream valleys, desirable vegetation or farmland, and either

- (1) Produce a more efficient and practicable development, or
- (2) Provide land necessary for public or community facilities.

B. Be in accordance with the adopted Comprehensive Plan and the established character of the area. To accomplish this end, the cluster subdivision shall be designed to maintain the character of the area by preserving, where applicable, rural views along major roads and from surrounding properties through the use of open space buffers, minimum yard requirements, varied lot sizes, landscaping, or other means.

Section 2-309 of the Ordinance also addresses the provision of open space in cluster subdivisions. Specifically, the Ordinance calls for " . . .at least one acre of open space comprised of lands outside of the floodplain, which is one (1) acre in size and has no dimension less than fifty (50) feet."

The applicant has proposed a cluster subdivision that meets the intent of the cluster requirements of the Zoning Ordinance. The site includes extensive wooded buffer and open space abutting neighboring properties and serving as a passive community amenity. The open space will ensure the long-term preservation of the wooded area. The applicant has included proffers to protect existing natural features and to minimize disruption of the site during development. The applicant proposes a development density that is compatible with the neighborhood. Clustered development will also place units closer to the street, creating a more consistent and compatible street frontage for this infill site.

The proposed GDP is in conformance with the recommendations of the Comprehensive Plan. It is the opinion of staff that this application has satisfied the additional standards for cluster subdivisions, and that cluster subdivision is appropriate for this site.

Overlay District Requirements

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

Summary of Zoning Ordinance Provisions

The GDP as submitted satisfies all applicable Zoning Ordinance provisions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

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

Recommendation

Staff recommends approval of RZ 2000-BR-039 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the request for a waiver of the minimum district size in a cluster subdivision.

Staff recommends approval of the request for a waiver of the requirement for 1 acre of open space in a cluster subdivision.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Water Service Analysis
8. Sanitary Service Analysis
9. Fire and Rescue Analysis
10. Utilities Planning Analysis
11. Fairfax County Public Schools' Analysis
12. Fairfax County Park Authority Analysis
13. Zoning Ordinance Citations
14. Glossary



DRAFT PROFFERS

BRENT R. PERRY AND WILLIAM GREEN, JR.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JAN 12 2001

LAMARRE DRIVE PROPERTY

RZ 2000 - BR - 039
October 23, 2000
Revised January 12, 2001

ZONING EVALUATION DIVISION

Pursuant to Section 15.2-2303(a) of the 1950 Code of Virginia, as amended, the undersigned Applicant and owners proffer for themselves and their successors and assigns the following conditions subject to the approval of the Board of Supervisors of Fairfax County, Virginia of RZ 2000-BR-039 to the R-4 Cluster zoning category:

1. Generalized Development Plan

- a) Subject to Section 18-204 of the Fairfax County Zoning Ordinance, development of the subject property shall be in substantial conformance with the Generalized Development Plan (GDP) prepared by Land Design Consultants, Inc. dated January 12, 2001.
- b) Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout without requiring the approval of an amended GDP such that the modifications are in substantial conformance with the aforementioned GDP. The permissible changes may include but are not limited to the modification of lot lines, building footprints and driveway access.
- c) The applicant reserves the right to develop the subject property in two phases as depicted on the GDP.

2. Transportation

- a) Applicant shall relocate the driveway entrance to proposed lot three as to not negatively impact the intersection of Verde Vista Drive and Lamarre Drive. The final location of this driveway entrance shall be determined by VDOT prior to the issuance of any entrance permits.
- b) Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of subdivision plan approval.

3. Landscaping and Open Spaces

- a) At the time of subdivision plan or plat review, the Applicant will designate the limits of clearing and grading to be observed during construction which shall be consistent with that of the approved GDP.

A replacement value shall be assigned to the designated trees within the limits of clearing and grading by the Urban Forester that are ten inches or greater in diameter. The replacement value of each designated tree shall be determined by using the latest edition

of the Valuation of Landscape Trees, Shrubs and Other Plants, published by the International Society of Arboriculture.

At the time of subdivision plan or plat approval, the Applicant will provide a letter of credit to the County of Fairfax in an amount to be determined by the Urban Forester and the terms of the letter approved by the County Attorney. If the County calls upon this letter of credit and the funds expended to restore or replace the designated trees destroyed by construction activities, the Applicant shall post a replacement letter of credit in the same manner as the previous. The letter of credit shall be released with the release of the associated bonds for each phase or prior to the issuance of any occupancy permits.

4. Storm Water Management and Best Management Practices

- a) The Applicant shall provide stormwater management in accordance with the requirements of the Chesapeake Bay Preservation Ordinance and the Public Facilities Manual. The majority of the open space depicted on the GDP shall be placed within a conservation easement, in order to acquire the necessary BMP credit to satisfy the aforementioned requirement. In the event that onsite stormwater management is not waived by the Department of Public Works and Environmental Services, specifically the detention and water quality requirements, this area shall be incorporated into proposed parcel A and the existing vegetation preserved to the greatest extent feasible.

5. Architecture

- a) In order to be compatible with the surrounding communities, the Applicant hereby agrees to provide an architectural footprint generally consistent with the GDP.

6. Drainage Improvements

- a) The applicant shall improve the existing drainage within the immediate vicinity of existing storm structure twenty-one (21), as depicted of the GDP. This improvement will involve the regrading of the existing topography that currently impedes that drainage in the area of concern. This improvement will not require the removal of any trees, but will disturb the existing grass and other vegetation. The applicant will stabilize and seed this area after the grading is complete and is not responsible for maintaining this area or reseeding.

The completion of this improvement will require letters of permission from the adjacent homeowners due to the lack of existing easements. It is the responsibility of these homeowners to provide the applicant with these letters prior to the approval of the associated subdivision plat. If these homeowners do not provide these letters of permission, the Applicant shall be relieved of this proffer requirement.

This improvement will improve the existing drainage in this immediate area, but the completion of said improvement may not guarantee the complete remedy of this existing situation.

7. **Miscellaneous**

- a) Successors and Assigns. These proffers shall bind the Applicant and his/her successors and assigns.
- b) Counterparts. These proffers may be executed on one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c) The Applicant hereby reserves the right to either demolish or maintain the existing houses.

Brent R. Perry

Kim D. Perry

William Green, Jr.

Suzzane M. Green



REZONING AFFIDAVIT

APPENDIX 2

DATE: September 18, 2000
(enter date affidavit is notarized)

I, Matthew T. Marshall, 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 J000-146a

in Application No(s): RZ 7000-BR-039
(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 Brent R. Perry, Kim D. Perry, Land Design Consultants, John L. Marshall, Sara V. Kroll, Matthew T. Marshall, William Green, Jr., and Suzanne M. Green.

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

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

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

DATE: September 18, 2000
(enter date affidavit is notarized)

0800-146a

for Application No(s): RZ 2000-BR-039
(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)
Land Design Consultants, Inc.
8569-E Sudley Road
Manassas, VA 20110

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)
John L. Marshall

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

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

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

DATE: September 18, 2000
(enter date affidavit is notarized)

2000-146a

for Application No(s): RZ 2000-BR-039
(enter County-assigned application number(s))

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

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

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

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

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

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

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

WITNESS the following signature:

M. Marshall
(check one) Applicant Applicant's Authorized Agent

Matthew T. Marshall
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 18th day of September, ~~20~~ 2000 in the state of Virginia.

My commission expires: 3/31/02. Deborah Shreiner
Notary Public



July 26, 2000
Revised January 12, 2001

HAND DELIVERED

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

Re: Lamarre Drive Rezoning Application
Fairfax County Tax Map 57-3 ((1)) Parcels 5 and 6
LDC Project #20035-1-0

Dear Ms. Byron:

Please accept the following as a letter of justification for the rezoning of approximately 1.948 acres from the R-1 District to the R-4 District.

The applicant owns parcel five (5), which maintains frontage along Lamarre Road, Route #6869, and totaling approximately 1.15 acres in Fairfax, Virginia. Furthermore, the applicant has acquired the participation of the adjacent, undeveloped parcel, parcel six (6), in order to eliminate consolidation concerns. The owner of this adjacent parcel has agreed to participate during the rezoning process and is uninterested in the subdivision of parcel six (6) at this time. Therefore, the attached Generalized Development Plan (GDP) depicts the construction of this future community in two (2) phases.

The subject property is currently zoned R-1 and the Comprehensive Plan (the Plan) recommends an ultimate planned density of 3 to 4 dwelling units per acre. The Plan states the following:

Fairfax Villa and University Square are single-family detached subdivisions located on the southern boundary of Fairfax City and developed at a density of about 3-4 dwelling units per acre. The Fairfax Villa Elementary School is located between these subdivisions.

The aforementioned GDP depicts the development of five single family detached dwelling units under the R-4 cluster zoning district and a density of 2.57 dwelling units per acre.

Due to the location of the subject property within the Water Supply Protection Overlay District and concerns from adjacent neighbors, this application shall provide approximately 47,245 square feet in open space within parcel A. Of this proposed area, approximately 42,590 square feet will be placed in a conservation easement, in order to obtain the necessary water quality credits as outlined within Chapter 118 of the Code of the County of Fairfax, Virginia.

The applicant believes that the proposed development will compliment the surrounding community and maintains a density approved on similar rezoning requests in the surrounding area as follows:

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JAN 17 2001

ZONING EVALUATION DIVISION

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Re: Lamarre Drive Property
LDC Project # 20035-1-0
July 26, 2000
Revised January 12, 2001
Page 2

<u>Subdivision Name</u>	<u>Density</u>	<u>Zoning</u>	<u>Proximity to Subject Property</u>
University Square	2.96 du/ac	PDH-4	Adjacent to the subject property

The proposed community shall be served by individual driveway access to Lamarre Drive. Lamarre Drive exists within a fifty (50) foot right-of-way and provides curb and gutter and a four-foot concrete sidewalk along the frontage of the subject property. The applicant shall attempt to preserve the existing vegetation along the periphery in an effort to minimize any negative impacts on the adjacent community. Furthermore, no additional right-of-way dedication or street construction will be required.

The applicant has presented a reasonable development plan showing the proposed construction of five (5) dwelling units at a density of 2.57 dwelling units per acre. This proposed development is compatible with the surrounding communities and is in conformance with the recommendations of the Comprehensive Plan. Extensive design consideration will be provided for the construction of the proposed units.

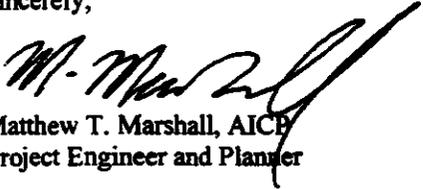
The applicant will provide stormwater management in accordance with all governing regulations. Please note that the ability to provide the proposed lot configuration assumes the approval of a stormwater detention waiver. A waiver has been submitted to the Environmental and Facilities Review Division for review. Unfortunately, the Environmental and Facilities Review Division was unable to formally approve the waiver request due to the status of the rezoning case, but preliminary indications indicate are that this waiver may be approvable once this application has moved forward.

The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards. The applicant reserves the right to apply for waivers or modifications at any time as further defined and noted on the GDP. Furthermore, the applicant respectfully requests that the Board of Supervisors waive the minimum district size and modify the one acre of contiguous open space requirements.

The applicant firmly believes that the aforementioned assemblage and proposed GDP present a quality development in conformance with the Comprehensive Plan and the surrounding densities to enhance this neighborhood.

Thank you for your assistance with this application. Please let me know if you require any additional information to assist your review.

Sincerely,


Matthew T. Marshall, AICP
Project Engineer and Planner

cc: Brent Perry
John Marshall, Land Design Consultants, Inc.
Sara Kroll, Land Design Consultants, Inc.
Florence Naeve, Administrative Aide, Braddock District

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JAN 17 2001

ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: RZ 2000-BR-039
(Brent Perry)

DATE: 9 November 2000

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

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	July 27, 2000
<i>Request</i>	Rezoning from R-1 to R-4 to subdivide land into five parcels for single-family detached dwellings
<i>DU/AC</i>	2.57
<i>Land Area</i>	1.94 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The site is located in a residential subdivision area that is planned for residential development at a density of 3-4 dwelling units per acre. This subdivision is developed under the PDH-4 zoning district.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**Plan Text:**

On page 80 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the George Mason Community Planning Sector (F7) in the Fairfax Planning District, the Comprehensive Plan states:

“The George Mason sector has a few stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan”

Plan Map:

The subject property is planned for residential use at a density of 3-4, according to the Comprehensive Plan map.

Analysis:

The proposed density is lower than the planned density range and the proposed lot sizes are larger than those that are in the surrounding subdivision. There are no land use issues.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 17 2000

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

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

FILE: 3-4 (RZ 2000-BR-039)

SUBJECT: Transportation Impact

REFERENCE: GDP 2000-BR-039; Brent Perry
Traffic Zone: 1602
Land Identification Maps: 57-3 ((1)) 5 and 6

DATE: October 13, 2000

ZONING EVALUATION DIVISION

The following comments reflect the analyses of the Department of Transportation. These comments are based on the generalized development plan dated July, 2000. Because this review is based in part on the submitted plan, development in accordance of the plan should be proffered/made a condition of approval.

The applicant is seeking to rezone the property from R-1 to the R-4 category, and is proposing to remove the two residences on the site in order to construct five new homes. The requested change will add approximately three vehicle trips during the a.m. and p.m. peak hours of adjacent street traffic, and approximately 30 vehicular trips per day. There are no significant transportation issues associated with the site. However, it would be desirable for the house on proposed lot three to be mirrored so that the driveway entrance was located a greater distance from the opposing intersection of Verde Vista Drive into Lamarre Drive.

AKR/CAA

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-BR-039
Brent Perry

DATE: 9 November 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 July 25, 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.

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.

Water Quality / Best Management Practices

Issue:

The subject property is a 1.94- acre site, which falls entirely within the County's Chesapeake Bay Preservation Area, the County's Water Supply Protection Overlay District and within the County's Popes Head Creek Watershed. Fairfax City is situated immediately north of the site. The topography of the land slopes significantly from north to south. The topographic elevation

ranges from approximately four hundred fifty feet (450') above sea level on the north to approximately four hundred twenty-five feet (425') above sea level on the south. The development plan depicts a large stormwater management dry pond in the southwestern corner of the subject property. The development plan (note 21) indicates the applicant's intention to seek a waiver of the stormwater best management practice requirements.

Resolution:

The applicant is encouraged to work with the Department of Public Works and Environmental Services (DPWES) to determine the stormwater management requirement for this project. The use of bio-retention is encouraged, if acceptable to DPWES.

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 on the site, which are most suitable for tree preservation. The applicant is encouraged to modify the development plan to accommodate more tree preservation as well as retention of the natural topography.

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

August 21, 2000

MEMORANDUM

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

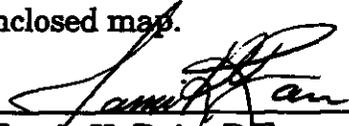
FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-BR-039

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

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

City of Fairfax service area. See enclosed map.


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

Attachment

FAIRFAX COUNTY, VIRGINIA

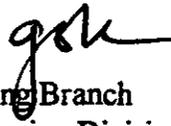
MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 25 2000

ZONING EVALUATION DIVISION

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, Chief 
Engineering Analysis and Planning Branch
Wastewater Planning and Monitoring Division

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. RZ 2000-BR-039
Tax Map No. 057-3- /01/ /0005, 0006

DATE: October 24, 2000

The City of Fairfax provides sewer service for the property for the referenced application, therefore any public sewer related issues should be addressed by the City.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

August 18, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

AUG 18 2000

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

ZONING EVALUATION DIVISION

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000—BR-039.

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 #03, Fairfax City.
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 6/10 of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: January 26, 2001

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

SUBJECT: Rezoning Application Review

SRS

Name of Applicant/Application: Brent Perry

Application Number: RZ2000-BR-039

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

Date Received in SWPD: 8/23/00

Date Due Back to DPZ: 9/1/00

Site Information: Location - 057-3-01-00-0005, -0006
 Area of Site - 1.94 acres
 Rezone from - R-1 to R-4
 Watershed/Segment - Popes Head / Shirley Gate

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

I. 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): No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- **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.

Application Name/Number: Brent Perry / RZ2000-BR-039

******* 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 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 M

SRS/rz2000br039

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

Date: 2/1/01
 Map: 57-3
 Acreage: 1.94
 Rezoning
 From :R-1 To: R-4

Case # RZ-00-BR-039
 PU 4876

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
Fairfax Villa 2173	K-6	514	421	431	83	486	28
Lanier 2501	7-8	775	930	964	-189	1035	-260
Fairfax 2500	9-12	2075	1869	1937	138	1999	76

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	5	X.4	2	SF	1	X.4	0	2	2
7-8	SF	5	X.069	0	SF	1	X.069	0	0	0
9-12	SF	5	X.159	0	SF	1	X.159	0	0	0

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

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

Comments

Enrollment in the schools listed (Fairfax Villa Elementary, Fairfax High) are 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 school listed (Lanier Middle) is 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.



MEMORANDUM

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

FROM: Lynn S. Tadlock, Director
Planning and Development Division

DATE: February 7, 2001

SUBJECT: RZ 2000-BR-039, Lamarre Drive Property
Loc: 57-3((1)) 5, 6

KHL for LST

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

The development plan for Lamarre Drive Property proposes 5 units that will add approximately 15 residents to the current population of Braddock District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including picnic areas, trails, playground/tot lots, basketball, tennis, and volleyball courts, and athletic fields. The proportional development cost, to maintain the current level of service for these facilities, is \$3,075. The nearest park serving this population is Fairfax Villa. Funds can be used to enhance the existing facilities or develop new amenities in this park. A contribution of \$3,075 is requested from the applicant to maintain the current level of recreational services in this area.

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

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy b, page 164, states: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity."

cc: Kirk Holley, Manager, Planning and Land Management Branch
Karen Lanham, Supervisor, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Management Branch
Gail Croke, Plan Review Team, Planning and Land Management Branch
File Copy

FAIRFAX COUNTY ZONING ORDINANCE

9-615**Provisions for a Cluster Subdivision**

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, a cluster subdivision in an R-C, R-E, R-1, R-2, R-3 or R-4 District but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by twenty-two (22) copies of a plat drawn to designated scale of not less than one inch equals fifty feet (1" = 50'), certified by a professional engineer or land surveyor licensed by the State of Virginia, presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. If the proposal cannot be accommodated on one 24" x 36" sheet at a scale of 1" = 50', a scale of not less than 1" = 100' may be used. If presented on more than one (1) sheet, match lines shall clearly indicate where the several sheets join. Such plat shall contain the following information:
 - A. Boundaries of the entire property, with bearings and distances of the perimeter property lines.
 - B. Total area of the property in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Area of open space in square feet or acres and percent of total area that is open space.
 - E. Type of open space, whether common open space or dedicated open space, and the proposed uses.
 - F. Maximum number of dwelling units proposed, and the density and open space calculations based on Sections 2-308 and 2-309.
 - G. Existing topography with a maximum contour interval of five (5) feet and a statement indicating whether it is air survey or field run.
 - H. Proposed layout of lots, streets and open space.
 - I. Location, where applicable, of recreation areas, parks, schools, and other public or community uses.
 - J. Public right(s)-of-way, indicating names, route numbers and width, any required and/or proposed improvements to the public right(s)-of-way and delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right-of-way.
 - K. A delineation of all existing structures, and an indication of their date of construction, if known, and whether they will be retained or demolished.

SPECIAL EXCEPTIONS

- L. Indication that the property is served by public water and/or sewer or private water and/or septic field.
 - M. Designation of minimum lot areas and yards that will be provided on lots adjacent to major thoroughfares and adjacent to the peripheral lot lines of the subdivision.
 - N. Approximate location and estimated size of all proposed stormwater management facilities and a statement as to the type of facility proposed.
 - O. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental corridor.
 - P. A plan showing limits of clearing, existing vegetation, and any proposed landscaping and screening, to include existing vegetation to be preserved, and when there is 2500 square feet or more of land disturbing activity, an existing vegetation map.
 - Q. Location of all existing utility easements having a width of twenty-five (25) feet or more.
 - R. Location of all trails required by the adopted comprehensive plan.
 - S. Approximate delineation of any grave, object or structure marking a place of burial if known, and a statement indicating how the proposed development will impact the burial site.
 - T. Seal and signature of professional person preparing the plat.
2. It shall be demonstrated by the applicant that the location, topography and other physical characteristics of the property are such that cluster development will:
- A. Preserve the environmental integrity of the site by protecting and/or promoting the preservation of features such as steep slopes, stream valleys, desirable vegetation or farmland, and either
 - (1) Produce a more efficient and practicable development, or
 - (2) Provide land necessary for public or community facilities.
 - B. Be in accordance with the adopted comprehensive plan and the established character of the area. To accomplish this end, the cluster subdivision shall be designed to maintain the character of the area by preserving, where applicable, rural views along major roads and from surrounding properties through the use of open space buffers, minimum yard requirements, varied lot sizes, landscaping or other measures.

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3. In no case shall the maximum density specified for the applicable district be increased, nor shall other applicable regulations or use limitations for the district be modified or changed; provided, however, the Board may approve a modification to the minimum lot size and/or minimum yard requirements when it can be concluded that such a modification(s) is in keeping with the purpose of this Section and the applicable zoning district. No lot shall extend into a floodplain unless approved by the Board based on a determination that:
 - A. The particular floodplain, by reason of its size or shape, has no practical open space value, and
 - B. The amount of floodplain on the lot is minimal, and
 - C. The lot otherwise meets the required minimum lot area specified for the district in which located.
4. Upon Board approval of a cluster subdivision, a cluster subdivision plat may be approved in accordance with the plat approved by the Board, the provisions of this Section and the cluster subdivision provisions presented in the zoning district regulations.
5. In the R-C District, in addition to Par. 2 above, the applicant shall demonstrate that the cluster subdivision and the use of its open space is designed to achieve runoff pollution generation rates no greater than would be expected from a conventional R-C District subdivision of the property.

9-616 Driveways for Uses in a C or I District

The Board may approve, as a Category 6 special exception use, the location on residentially zoned land of a driveway for a commercial or industrial use, but only in accordance with the following:

1. It shall be determined that:
 - A. No other means of access is reasonably available; or
 - B. The proposed access will result in a minimized traffic impact on the streets in the vicinity.
2. It shall be determined that the proposed driveway will not unduly impact the use or development of adjacent properties in accordance with the adopted comprehensive plan.

9-617 Density Credit for Major Utility Easements

The Board may approve a special exception to allow density credit for a major utility easement in accordance with the provisions of Par. 3 of Sect. 2-308, and the following:

1. The granting of an easement was not made in exchange for monetary compensation from the grantee-instrumentality; provided however, that, in the discretion of the Board, the exchange of monetary compensation may be permitted based upon the following standards:
 - A. The easement is for a major utility facility providing regional benefit:

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4.

In subdivisions approved for cluster development, there shall be provided at least one area of open space comprised of lands outside of the floodplain, which is one (1) acre in size and has no dimension less than fifty (50) feet. Deviations from this provision may be permitted with Board of Supervisors' approval of a Category 6 special exception for waiver of open space requirements or appropriate proffered conditions, if it finds that such deviation will further the intent of the Ordinance, the adopted comprehensive plan and other adopted policies.

In subdivisions approved for cluster development wherein the required open space will approximate five (5) acres in area, generally such open space shall be so located and shall have such dimension and topography as to be usable open space.

5. Fifty (50) percent of the area which lies within a major utility easement or right-of-way may be calculated as open space, but only if the remaining rights of the easement or right-of-way are dedicated for recreational or open space use. In no instance, however, shall lands which lie within a major utility easement or right-of-way represent more than thirty (30) percent of the total land area needed to satisfy the open space requirement for a given district. For the purpose of this Paragraph, a major utility easement or right-of-way shall be one having a width of twenty-five (25) feet or more which is located entirely outside a street right-of-way.
6. In no instance shall open space credit be given for lands which are included in or reserved for the right-of-way of any street, or for any mass transit facility, or for any public facility except as qualified in the Paragraphs above.
7. In the administration of these provisions, the Director shall have the authority to determine whether lands do qualify as open space and the authority to determine whether such lands are common open space, dedicated open space, landscaped open space or recreational open space.
8. The Board may waive the open space requirement presented for a given zoning district in accordance with the provisions of Sect. 9-612.

2-310

Affordable Dwelling Unit Developments

In the R-2 through R-30 Districts and P Districts, affordable dwelling unit developments may be required in accordance with the provisions of Part 8 below. Such developments shall be subject to the provisions of Part 8 below and the minimum lot size requirements and bulk regulations set forth for affordable dwelling unit developments in the respective zoning districts. Except as may be qualified, all other provisions of the respective zoning districts shall be applicable to such developments.

2-311

Statements of Additional Regulations

Within each zoning district there are additional regulations referenced under this Section heading that are directly applicable to development permitted in the district.

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		