



FAIRFAX COUNTY

APPLICATION FILED: August 7, 2000
PLANNING COMMISSION: January 10, 2001
BOARD OF SUPERVISORS: not scheduled

V I R G I N I A

January 3, 2001

STAFF REPORT

APPLICATION RZ 2000-SU-040

SULLY DISTRICT

APPLICANT: John M. Batal

PRESENT ZONING: R-1, WS

REQUESTED ZONING: R-2, WS

PARCEL: 55-2 ((3)) N2

ACREAGE: 4.07 acres

DENSITY: 1.47 du/ac

MAP: Fairfax Center, residential

PROPOSAL: Rezone 4.07 acres from the R-1 and WS Districts to the R-2 and WS Districts, to permit development of six (6) single family detached dwelling units at an overall density of 1.47 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-SU-040 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

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

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

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

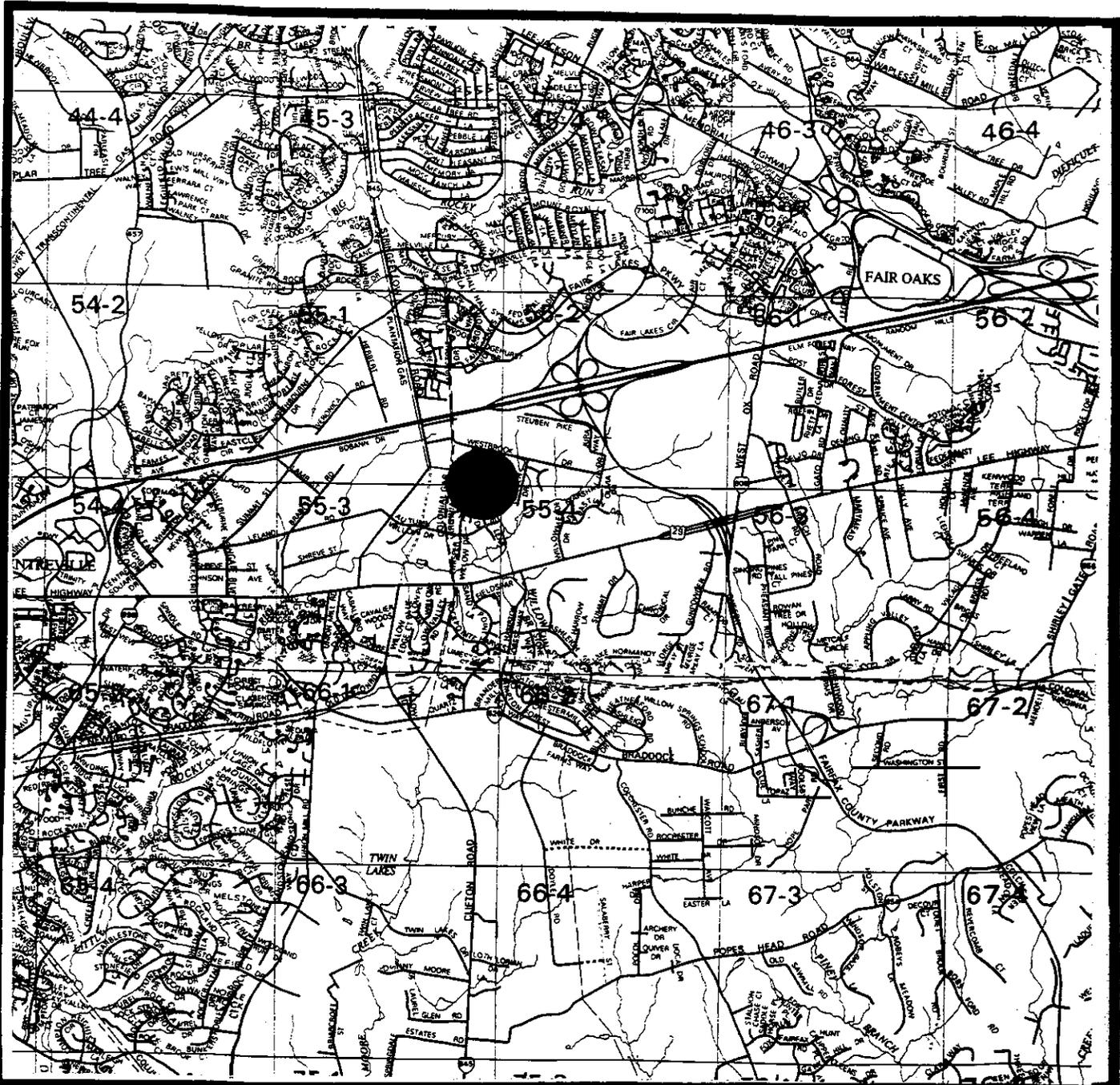


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

REZONING APPLICATION

RZ 2000-SU-040

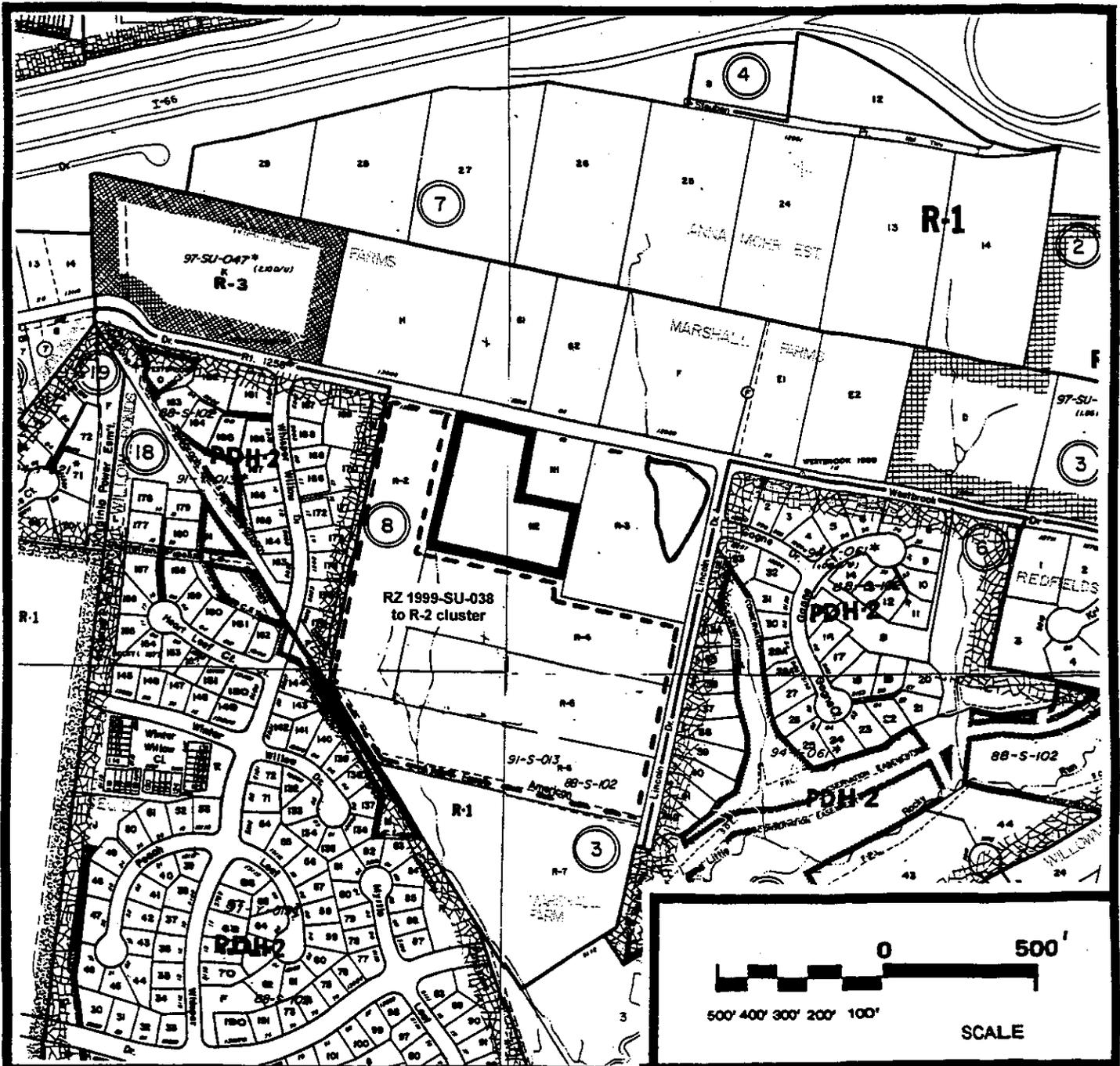
JOHN M BATAL
FILED 08/07/00 TO REZONE: 4.07 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE R-1 TO THE R-2
LOCATED: SOUTH SIDE OF WESTBROOK DRIVE APPROXIMATELY
800 FEET W. OF ITS INTERSECTION WITH
LINCOLN DRIVE
ZONING: R-1
TO: R-2
OVERLAY DISTRICT(S): WS
MAP REF 055-2- /03/ / -N2



REZONING APPLICATION

RZ 2000-SU-040

JOHN M BATAL
FILED 08/07/00 TO REZONE: 4.07 ACRES OF LAND; DISTRICT - SULLY
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OVERLAY DISTRICT(S): WS
MAP REF 055-2- /03/ / -N2



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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, John M. Batal, requests approval to rezone 4.07 acres from the R-1 and WS Districts to the R-2 and WS Districts, to permit development of 6 single family detached homes. One existing house will be preserved on a larger than average lot. The application proposes a density of 1.47 dwelling units per acre (du/ac).

The applicant's draft Proffers, Affidavit, and Statement of Justification can be found in Appendices 1-3, respectively.

Waivers and Modifications Requested: none

LOCATION AND CHARACTER

Site Description:

The 4.07 acre application property is located on the south side of Westbrook Drive, to the west of its intersection with Lincoln Drive. The majority of the site is wooded, with one home built in 1987 located on the eastern edge of the site; this house is proposed to remain. Access to the existing house is, and will remain, from Westbrook Drive.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North & East	Single Family Detached	R-1	Fairfax Center - Residential
South & West	Single Family Detached	R-2 Cluster, 1.94 du/ac (rezoned 1/24/00)	Fairfax Center – Residential

COMPREHENSIVE PLAN PROVISIONS (See Appendix 4)

Plan Area: III
Planning Sector: Fairfax Center Area, Sub-Unit M2
Plan Map: Fairfax Center

Land Use Summary Chart: *Baseline Level - Residential 1 du/ac*
Intermediate Level – Residential 1.5 du/ac
Overlay Level – Residential 2 du/ac

Plan Text:

“These sub-units are planned for residential use at 2 dwelling unit per acre at the overlay level. Any new development proposed in this area must be compatible with the stable Willowmeade residential subdivision. Visual buffering should be provided in any development plan for parcels fronting on Route 29.”

ANALYSIS

Generalized Development Plat (Copy at front of staff report)

Title of GDP: “Holland Drive”

Prepared By: BC Consultants

Original and Revision Dates: May 20,2000, as revised through October 26, 2000

The Generalized Development Plat (GDP) consists of two sheets. The first sheet shows the proposed subdivision layout. Sheet two includes the notes and site tabulations.

Layout

The proposed development, as depicted on Sheet 1, consists of 6 single family detached dwelling units at a density of 1.47 du/ac. Lot 1, the proposed large lot with the existing house, encompasses about half the site (around two acres). The remaining five (5) lots have an average lot size of about 17,700 square feet. Two small outlots of the adjacent subdivision, developed under RZ 1999-SU-038, are located along the southern edge of the proposed development, between this property and the proposed street. Proffers from RZ 1999-SU-038 commit Parcel A to be conveyed to the purchaser of Lot 2, while Parcel B will remain as open space.

Access

Access to the existing house, to remain on Lot 1, is and remains directly from Westbrook Drive. Access to the other five lots will be from the proposed Devin Green Lane, being constructed along the western edge of the site in conjunction with RZ 1999-SU-038. Frontage improvements, including sidewalk, will be constructed along Westbrook Drive. Two small portions of right-of-way at the northwest and southwest corners of the subject property have already been dedicated for the construction of the street system being developed with RZ 1999-SU-038.

Environment & Landscaping

As a conventional subdivision, no open space lots are provided on the site. However, because the proposal creates one large lot for the existing house, the applicant has been able to create a large tree save area, preserving mature trees on perhaps a third of the site. Street trees are provided along all street frontages, in addition to a landscaped entrance feature at the corner of Westbrook Drive and the new street, Devin Green Lane.

Stormwater management is proposed to be provided by tying into the facilities being constructed with the adjacent subdivision (RZ 2000-SU-038), which is being developed by the same developer. Furthermore, the forested swale through the center of the site is being preserved by being included within the limits of clearing and grading.

Transportation Analysis (See Appendix 5)

All transportation issues have been resolved with the applicant's proffers. The applicant has shown on the plan right of way dedication to 26 feet from centerline and frontage improvements, including sidewalk, on the Westbrook Drive frontage. The applicant has also proffered a contribution to the Fairfax Center Area Road Fund in conformance with the adopted formula.

Environmental Analysis (See Appendix 6)

Issue: Tree Preservation

The Policy Plan calls for protecting and restoring some tree cover during development. It would be appropriate to provide for tree save areas on the individual lots of this development.

Resolution:

The applicant has revised the GDP to include areas on each of the proposed lots in the tree save area running through the center of the property. This creates a large (approximately 1/3 of the site) unbroken area of tree save across the site. The tree save area buffers existing houses to the east from the proposed new homes of this development and the previously approved rezoning to the west. In addition, the tree save area is located so as to preserve a drainage swale through the center of the site. Staff believes this issue has been adequately addressed.

Issue: Stormwater Management Facility

The applicant proposes to provide stormwater management facilities by tying into those in the adjacent development, currently under development. As the same party is developing both sites, this should not be a problem; nevertheless, it would be

appropriate for the applicant to provide a proffer that, if the adjacent facility is not available, either indicates where stormwater management will be provided, or indicates that a proffered condition amendment would be pursued in that case.

Resolution:

The applicant has proffered to pursue a PCA if stormwater management is not available with the adjacent development. This issue is resolved.

Public Facilities Analyses (Appendices 7 – 12)

Sanitary Sewer Analysis (Appendix 7)

Issue: Sewer Service Area

The subject property is located within the Little Rocky Run (S-1) watershed and would be sewered into the UOSA Treatment Plant. An existing 8 inch line, located in an easement approximately 1000 feet from the subject property, is adequate for the proposed use.

Water Service Analysis (Appendix 8)

The analysis states that the application is located within the franchise area of Fairfax County Water Authority. Adequate water service is not available at the site at this time. The development will require the extension of an off-site water main to an existing 8 inch main located in Westbrook Road.

Fire and Rescue Analysis (Appendix 9)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #17, Centreville. The application property currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Schools Analysis (Appendix 10)

The proposed development would be served by the Greenbriar West Elementary, Lanier Intermediate and Fairfax High Schools. The enrollment at the elementary and intermediate schools currently exceeds capacity and is anticipated to continue to do so throughout the forecast period (through 2005). The schools analysis does not project any more children entering these schools under the proposed rezoning than there would be if the property was developed under the existing zoning.

Utilities Planning and Design Analysis (Appendix 11)

The analysis raised no issues associated with the subject property.

Park Authority Analysis (Appendix 12)

Issue: Recreational Facilities

The proposed development is projected by the Park Authority to add 18 persons to the current population of the Sully District. The GDP shows no passive recreation on-site. Residents of this development will need outdoor facilities including picnic, playground/tot lot, tennis, multi-use courts and athletic fields. The proportional development cost for the recreational facilities generated by this development is estimated to be \$3,690.

Resolution:

This issue is not resolved.

Land Use Analysis (Appendix 4)

This property lies in the Fairfax Center Area; under the Comprehensive Plan, this property is recommended for development at up to two (2) dwelling units per acre at the Intermediate Level. The proposed development is for 1.47 du/ac, placing it in the Intermediate Level of development. The proposed development is in conformance with the use and intensity recommendations of the Comprehensive Plan. In order to address the high quality development anticipated in the Fairfax Center Area, it would be desirable to provide additional design detail such as architectural elevations, building and lot landscaping packages, and other proposed site amenities, and a contribution to the Housing Trust Fund.

Fairfax Center Checklist Analysis (Appendix 13)

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

The Comprehensive Plan recommends a density of up to 2 du/ac at the Intermediate Level for this area. The applicant proposes a density of 1.47 du/ac. In order to justify the Intermediate Level, the application must satisfy:

- All applicable basic elements;
- All applicable major transportation elements;
- All essential elements; and
- Either three-fourths (75%) of the applicable minor elements or one-half (50%) of the applicable minor elements and one-quarter (25%) of the applicable major elements.

In staff's evaluation, the application satisfies all applicable basic elements; all major transportation elements; all essential elements, 63% of the applicable minor elements

and 50% of the applicable major elements. Therefore, staff feels that the application justifies development at the Intermediate Level.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-2)		
Standard	Required	Provided
Minimum Lot Size	15,000 square feet	15,400 square feet
Average Lot Size	18,000 square feet	29,546 square feet
Lot Width: Interior	100 feet	100 feet
Lot Width: Corner	125 feet	125 feet
Building Height	35 feet	35 feet
Front Yard	35 feet	35 feet
Side Yard	15 feet	15 feet
Rear Yard	25 feet	25 feet
Transitional Screening & Barrier: none		

Summary of Zoning Ordinance Provisions

All applicable Zoning Ordinance Provisions have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's evaluation, the proposal meets the conditions for consideration at the intermediate level, and all applicable Zoning Ordinance standards. The proposed development provides a transition between the large, existing lots to the east and the smaller lots currently under development in the R-2 cluster subdivision to the west. In addition, the proposal incorporates a significant tree save area that provides green space, buffers existing homes, and protects a natural drainage swale.

Staff Recommendations

Staff recommends approval of RZ 2000-SU-040 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Sanitary Sewer Analysis
8. Water Service Analysis
9. Fire and Rescue Analysis
10. Schools Analysis
11. Utilities Planning and Design Analysis (DPWES)
12. Park Authority Analysis
13. Fairfax Center Area Checklist
14. Glossary of Terms

DRAFT PROFFERS
RZ 2000-SU-040
JOHN M. BATAL
December 18, 2000

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, and Section 18-204 of the Fairfax County Zoning Ordinance, the undersigned, as the Applicant in the above-referenced Rezoning Application and the owners of the Property (the "Property") which is the subject matter thereof, for themselves and their successors and assigns, hereby proffer that the development of the Property will be subject to the following terms and conditions should the same be rezoned to R-2 in conformity with the GDP:

1. **Proffered GDP.** The Property shall be developed in substantial conformance with the Generalized Development Plan (GDP) and dated May 22, 2000, revised to October 26, 2000, prepared by BC Consultants, consisting of two sheets (GDP and "Notes and Tabulations"). The Applicant does not intend by this proffer to waive the right to make minor engineering modifications permitted and/or rendered necessary by the subdivision ordinance, the zoning ordinance, or by the Public Facilities Manual, as determined by the DPWES and/or the Zoning Administrator.

2. **Tree Save/ Limits of Clearing and Grading -**

The limits of clearing and grading shall be adhered to, and subject to the approval of the Urban Forestry Branch of DPWES, the Applicant shall perform the following measures relating to tree preservation on the property:

- The Applicant shall have the limits of clearing flagged prior to construction.

- All tree save areas shown on the GDP shall be protected by temporary fencing in an orange or other prominent color a minimum of four feet in height placed at the border of the areas. This fencing shall be installed prior to any clearing and grading work on the Property. Prominent signs shall be placed on the fencing stating "TREE SAVE AREA-DO NOT DISTURB" to prevent construction personnel from encroaching in these areas.

3. **Landscaping.** Street trees and landscaped berms will be provided generally in the locations and as shown on the GDP, subject to the approval of DPWES/Urban Forestry Branch.

4. **Energy -Saving Homes.** All homes shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes, or its equivalent.

5. **Westbrook Drive.** Applicant shall construct improvements to the Westbrook Drive frontage compatible with such improvements provided on the south side of Westbrook Drive west of proposed Devin Green Lane by the adjoining subdivision, including sidewalk.

6. **Fairfax Center Road Fund.** Applicant shall contribute to the Fairfax Center Road Fund in accordance with the "Procedural Guidelines" adopted by the Board of Supervisors (the "Board") on November 22, 1982, as amended, subject to credit for all creditable expenses, as determined by the Fairfax County Office of Transportation and the Fairfax County Department of Public Works and Environmental Services.

7. **Storm Water Management.** If the site is unable to be accessed to the regional pond for storm water management by reason of engineering constraints or lawful regulatory requirements, a Proffered Condition Amendment will be applied for to provide on-site or other adequate storm water management.

8. **Compatible Landscaping/Design.** The site will be designed and developed with dwellings similar to those planned in RZ 199-SU-038 adjacent.

9. **Existing Dwelling.** The existing dwelling located on the Property may be enlarged, remodeled or replaced with a new dwelling.

10. **Parks Contribution.** Applicant shall contribute to the Sully District public park fund the sum of \$3500.00 at the time of final subdivision record plat approval.

BINDING EFFECT

11. These proffers will be binding upon Applicant and its successors and assigns

SIGNATURE PAGE FOLLOWS

Applicant:

John M. Batal

Owners:

REZONING AFFIDAVIT

APPENDIX 2

DATE: JULY 28, 2000
(enter date affidavit is notarized)

I, H. KENDRICK SANDERS, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No(s): _____
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
GERALDINE G. HOLLAND TRUSTEE	12907 WESTBROOK DR. CENTREVILLE, VA 22020	OWNERS
ROBERT L. HOLLAND, JR. TRUSTEE		
JOHN M. BATAL		CONTRACT OWNER/ APPLICANT
LAW OFFICES OF H. KENDRICK SANDERS P.L.C. 3905 RAILROAD AVE STE 200N FAIRFAX, VA 22030 H. KENDRICK SANDERS		ATTORNEY/AGENT

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

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

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

for Application No(s): _____
(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)
LAW OFFICES OF H. KENDRICK SANDERS, P.L.C.

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)
H. KENDRICK SANDERS

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: 7-28-2000
(enter date affidavit is notari

for Application No(s): _____
(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:

H. W. Gordon

(check one) [] Applicant [X] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 28 day of JULY, 2000, in the state of VIRGINIA.

My commission expires: June 30, 2003 Barbara J. Price
Notary Public

LAW OFFICES OF H. KENDRICK SANDERS
ATTORNEYS AND COUNSELLORS AT LAW
3905 RAILROAD AVENUE, SUITE 200 NORTH
FAIRFAX, VIRGINIA 22030

THOMAS R. KNAUSS
OF COUNSEL

TEL: 703-591-3500
FAX: 703-273-3709

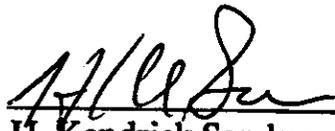
July 24, 2000

STATEMENT OF JUSTIFICATION
JOHN M. BATAL
REZONING

The application property is located in Land Bay M2 of the Fairfax Center Planning Area. The property is recommended for development at 1-2 dwelling units per acre.

The Generalized Development Plan for the application proposes the development of 6 single family homes on 4.06965 acres, resulting in a density of 1.47 homes per acre. Other communities in the planning sector are developed at similar density, some in the PDH zone. Thus, the proposed homes will be entirely compatible with development in the area.

The development plan proposes the retention of the existing home on the property on an oversized lot, with five lots to the rear fronting on a new public street.



H. Kendrick Sanders
Attorney for applicant

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUL 28 2000

ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 NOV 28 2000
 ZONING EVALUATION DIVISION

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

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

SUBJECT: Land Use Analysis: RZ 2000-SU-040, John H. Batal

DATE: 27 November 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the rezoning application and Generalized Development Plan (GDP) dated May 22, 2000. The extent to which the proposed use, intensity and the development plan are consistent with the guidance of the Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant proposes to rezone a 4.07 acre parcel of land from the R-1 to the R-2 District in order to develop a conventional subdivision of 6 single family lots at an overall density of 1.47 du/ac. All lots are proposed to front on existing or developing public streets. An existing home is to be retained on the largest of the six lots. The minimum lot size proposed is 15,000 square feet with an average lot size of 18,000 square feet. Stormwater management is noted to be provided off-site in a regional pond. There are no other waivers or modifications requested in connection with the application.

CHARACTER OF THE SURROUNDING AREA

The site is located on the south side of Westbrook Drive, west of the intersection of Westbrook Drive and Lincoln Drive. The site is heavily wooded with a variety of mature hardwood and evergreen trees, which are noted on the existing vegetation map submitted with the application to be in good to excellent condition. The site is planned for residential development at 2 du/ac at the Fairfax Center overlay level as are the properties to the immediate east, west and south. The properties north of Westbrook Drive are planned for residential development at 2.5 du/ac at the overlay level.

COMPREHENSIVE PLAN CITATIONS

Plan Area: III **Planning Sector:** Fairfax Center Area, Sub-unit M2

P:RZSEVCRZ2000SUO40LU.doc

Plan Text: On Pages 282 and 283 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "RECOMMENDATIONS, Land Use", the Comprehensive Plan states:

"Sub-units M2

These sub-units are planned for residential use at 2 dwelling units per acre at the overlay level. Any new development proposed in this area must be compatible with the stable Willowmeade residential subdivision. Visual buffering should be provided in any development plan for parcels fronting on Route 29."

<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/Density FAR Units/Acre</u>
Baseline Level M2,	RES	1
Intermediate Level M2,	RES	1.5
Overlay Level M2	RES	2

ANALYSIS

The proposed development is in conformance with the use and intensity recommendations of the Comprehensive Plan. In order to address the high quality development anticipated in the Fairfax Center area and the Fairfax Center development checklist, it would be desirable to provide additional design detail such as architectural elevations, building and lot landscaping packages and other proposed site amenities. In light of the high quality tree cover existing on the site, a stronger commitment to tree preservation within the proposed development would be highly desirable. With the exception of the largest lot, which will contain the existing dwelling, the development plan indicates that the remainder of the site is to be fully cleared and graded.

BGD:DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-SU-040)

SUBJECT: RZ 2000-SU-040; Batal Builders, Inc.
Land Identification Map: 55-2 ((3)) N2

DATE: September 27, 2000



RECEIVED
DEPARTMENT OF PLANNING AND ZONING

SEP 29 2000

ZONING EVALUATION DIVISION

Comments by the Department of Transportation (FxDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) dated June 29, 2000, made available to this department.

- The applicant should dedicate right-of-way to 26 feet from centerline and construct improvements to 19 feet in width from centerline to face-of-curb on the Westbrook Drive frontage of the site.
- A five-foot wide sidewalk should be constructed on the Westbrook Drive frontage.
- A contribution to the Fairfax Center Area Road Fund should be made in conformance with the fund's established criteria.

AKR/MAD

Attachment

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

COUNTY OF FAIRFAX, VIRGINIA
MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 28 2000

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: RZ-2000-SU-040
John Batal

DATE: 28 November 2000

ZONING EVALUATION DIVISION

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated May 22, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

1. **Tree Preservation** (Objective 10, p. 93, The Policy Plan)

“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 or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . .”

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

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

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. Tree Preservation

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. The Development Plan shows proposed tree save exclusively within lot 1. There may be opportunities for additional tree save along the rear of lots 2, 4,5, & 6 outside of the building envelope.

Suggested Solution: The applicant should provide a tree survey for existing trees greater than 12" in diameter located within 30 feet of the rear boundary of lots 2, 4,5, & 6 in order to help identify trees worthy of preservation. The Urban Forester should review the tree survey to provide recommendations for tree save areas. Tree preservation areas (including an appropriate surrounding buffer area such as the dripline of the trees to be saved) should be clearly identified on the site Development Plan. The Urban Forester should also be consulted during site development to make recommendations for preservation of trees during the construction process.

2. Water Quality

Issue: This site is in the Occoquan Watershed and WSOP District. The applicant is requesting a waiver of stormwater management requirements due to the "close proximity of a proposed regional stormwater management pond downstream from this site." It is not clear whether the regional pond has yet been constructed.

Suggested Solution: The Development Plan should show a potential SWM facility for this site in case a waiver is not granted.

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: October 23, 2000
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2000-SU-040
 Tax Map No. 055-2- /03/ / -N2

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the LITTLE ROCKY RUN (S-1) Watershed. It would be sewerred into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in AN EASEMENT and APPROX. 1000 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: LITTLE ROCKY RUN REIMBURSEMENT CHARGES ARE APPLICABLE.

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

August 28, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

SEP 1 2000

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

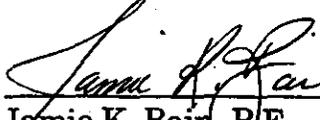
ZONING EVALUATION DIVISION

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-SU-040

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate water service is not available at the site.
3. An offsite water main extension will be required to an existing 8" water main on Westbrook Road. This extension is required to provide the referenced site domestic service and fire protection. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary.



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

Attachment



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

August 30, 2000

AUG 30 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-SU-040.

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 #17, Centreville.
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 1 1/10 of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 12/14/00

Case # RZ-00-SU-040

Map: 55-2

PU 4187

Acreege: 4.07

Rezoning

From :R-1 To: R-4

TO: County Zoning Evaluation Branch (OCP)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

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

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

School Name and Number	Grade Level	9/30/99 Capacity	9/30/99 Membership	2000-2001 Membership	Memb/Cap Difference 2000-2001	2004-2005 Membership	Memb/Cap Difference 2004-2005
Greenbriar West 2255	K-6	678	758	813	-135	887	-209
Lanier 2501	7-8	775	891	913	-138	1053	-278
Fairfax 2500	9-12	2075	1880	1908	167	1981	94

- 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	6	X.4	2	SF	4	X.4	2	0	2
7-8	SF	6	X.069	0	SF	4	X.069	0	0	0
9-12	SF	6	X.159	1	SF	4	X.159	1	0	1

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

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

Comments

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

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

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: December 8, 2000 ✓

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: John M. Batal

Application Number: RZ2000-SU-040

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

Date Received in SWPD: 8/28/00

Date Due Back to DPZ: 9/20/00

Site Information: Location - 055-2-03-N2
Area of Site - 4.07 acres
Rezone from - R-1 to R-4
Watershed/Segment - Little Rocky / Willow Springs

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): **Proposed Regional Stormwater Management Pond R-17 is located approximately 2000 feet downstream of site. Road crossing improvement projects LR441 and LR422 are located approximately 6000 feet and 8000 feet respectively downstream of site. Channel stabilization project LR221 is located approximately 6000 feet downstream of site.**
- 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: John M. Batal / RZ2000-SU-040

******* 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.

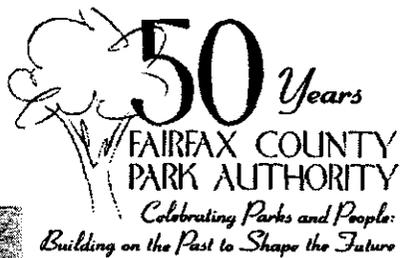
OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

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/rz2000su040

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



1950

2000

12055 Government Center Parkway ❖ Suite 927

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

MEMORANDUM

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

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: RZ 2000-SU-040
Holland Drive
Loc: 55-2((3))N2

DRAFT

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

Request the applicant provide the proportional cost to acquire, develop, and maintain recreational facilities in a nearby park, to serve the population attracted to this new development. The proportional development cost to maintain the current level of service for this development is \$3,690 and should be provided to the Fairfax County Park Authority.

The development plan for Holland Drive will construct 6 units that will add approximately 18 residents to the current population of Sully District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lot, basketball court, tennis court, volleyball court and athletic fields. The proportional development cost, to maintain the current level of service for these facilities, is \$3,690.

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

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



Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

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

DRAFT



FAIRFAX CENTER CHECKLIST

Transportation Systems

Case Number: RZ 2000-SU-040
 Plan Date: 10/26/00

Not
 Applicable Applicable Essential Satisfied Comments

FAIRFAX WIDE AREA DEVELOPMENT ELEMENTS				
A. Roadways				
1. Minor street dedication and construction		x	x	westbrook dr row & imp.
2. Major street R.O.W. dedication	x			
B. Transit				
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes	x			
2. Non-motorized access to bus or rail transit stations	x			
3. Land dedication for transit and commuter parking lots	x			
C. Non-motorized Transportation				
1. Walkways for pedestrians		x	x	sidewalks on westbrook
2. Bikeways for cyclists	x			
3. Secure bicycle parking facilities	x			

FAIRFAX WIDE AREA DEVELOPMENT ELEMENTS				
A. Roadways				
1. Major roadway construction of immediately needed portions	x			
2. Signs	x			
B. Transit				
1. Bus shelters	x			
2. Commuter parking	x			
C. Non-motorized transportation				
1. Pedestrian activated signals	x			
2. Bicycle support facilities (showers, lockers)	x			
D. Transportation Strategies				
1. Ridesharing programs	x			
2. Subsidized transit passes for employees	x			

FAIRFAX CENTER CHECKLIST

Case Number: RZ 2000-SU-040
 Plan Date: 10/26/00

Not

Applicable Applicable Essential Satisfied Comments

	Applicable	Applicable	Essential	Satisfied	Comments
A. Roadways					
1. Contribution towards major (future) roadway improvements		x	x	x	road fund
2. Construct and/or contribute to major roadway improvements	x				
3. Traffic signals as required by VDOT	x				
B. Transit					
1. Bus or rail transit station parking lots	x				
C. Transportation Strategies					
1. Local shuttle service	x				
2. Parking fees	x				
D. Non-motorized Circulation					
1. Grade separated road crossings	x				

FAIRFAX CENTER CHECKLIST

Case Number: RZ 2000-SU-040
 Plan Date: 10/26/00

Not

Applicable Applicable Essential Satisfied

Comments

I. AREA WIDE BASIC DEVELOPMENT ELEMENTS				
Applicable	Applicable	Essential	Satisfied	Comments
A. Environmental Quality Corridors (EQC)				
	X			
1. Preservation of EQCs as public or private open space				
B. Stormwater Management (BMP)				
	X		X	
1. Stormwater detention/retention				
	X		X	treed swale thru center of site
2. Grassy swales/vegetative filter areas				
C. Preservation of Natural Features				
	X		X	ditto
1. Preservation of quality vegetation				
	X			
2. Preservation of natural landforms				
	X		X	approx. 1/3 site in tree save
3. Minimize site disturbance as a result of clearing or grading limits				
D. Other Environmental Quality Improvements				
	X			
1. Mitigation of highway-related noise impacts				
	X			
2. Siting roads and buildings for increased energy conservation (Including solar access)				

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS				
Applicable	Applicable	Essential	Satisfied	Comments
A. Increased Open Space				
	X			
1. Non-stream valley habitat EQCs				
	X		X	1/3 site in tree save
2. Increased on-site open space				
B. Protection of Ground Water Resources				
	X		X	preservation of swale
1. Protection of aquifer recharge areas				
C. Stormwater Management (BMP)				
	X		X	PCA if swm NA w/ adjacent dev
1. Control of off-site flows				
	X			
2. Storage capacity in excess of design storm requirements				
D. Energy Conservation				
	X			
1. Provision of energy conscious site plan				

FAIRFAX CENTER CHECKLIST

Case Number: RZ 2000-SU-040
 Plan Date: 10/26/00

Not Applicable Applicable Applicable Essential Satisfied Comments

FAIRFAX CENTER CHECKLIST						
A. Innovative Techniques	Not Applicable	Applicable	Applicable	Essential	Satisfied	Comments
1. Innovative techniques in stormwater management	X					
2. Innovative techniques in air or noise pollution control and reduction	X					
3. Innovative techniques for the restoration of degraded environments	X					

FAIRFAX CENTER CHECKLIST

Provision of Public Facilities

Case Number:
Plan Date:

RZ 2000-SU-040
10/26/00

Not
Applicable Applicable Essential Satisfied Comments

II. AREA WIDE BASIC DEVELOPMENT ELEMENTS					
	Not Applicable	Applicable	Essential	Satisfied	Comments
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	X				
B. Public Facility Site Dedications					
1. Schools	X				
2. Police/fire facilities	X				

III. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
	Not Applicable	Applicable	Essential	Satisfied	Comments
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	X				
B. Public Facility Site Dedication					
1. Libraries	X				
2. Community Centers	X				
3. Government offices/facilities	X				

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS					
	Not Applicable	Applicable	Essential	Satisfied	Comments
A. Park Dedications					
1. Community Parks	X				
2. County Parks	X				
3. Historic and archeological parks	X				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	X				
2. Auditoriums/theaters	X				
3. Athletic fields/major active recreation facilities		X			need park contribution

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

RZ 2000-SU-040

Plan Date:

10/26/00

Not

Applicable Applicable Essential Satisfied Comments

II AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Considerations	Not Applicable	Applicable	Essential	Satisfied	Comments
1. Coordinated pedestrian and vehicular circulation systems		x		x	
2. Transportation and sewer infrastructure construction phased to development construction		x		x	
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites		x		x	large lot adj. to existing homes, smaller adj. to new cluster dev
4. Preservation of significant historic resources	x				
B. Landscaping					
1. Landscaping within street rights-of-way		x		x	
2. Additional landscaping of the development site where appropriate		x		x	
3. Provision of additional screening and buffering	x				

III AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Land Use/Site Planning	Not Applicable	Applicable	Essential	Satisfied	Comments
1. Parcel consolidation		x			
2. Low/Mod income housing		x			
B. Mixed Use Plan					
1. Commitment to construction of all phases in mixed-use plans	x				
2. 24-hour use activity cycle encouraged through proper land use mix	x				
3. Provision of developed recreation area or facilities	x				

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

RZ 2000-SU-040

Plan Date:

10/26/00

Not

	Applicable	Applicable	Essential	Satisfied	Comments
III. AREA WIDE MAJOR IMPROVEMENTS					
A. Extraordinary Innovation					
1. Site design	X				
2. Energy conservation	X				

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

RZ 2000-SU-040

Plan Date:

10/26/00

Not

Applicable Not Applicable Applicable Essential Satisfied Comments

II. AREA WIDE BASIC DEVELOPMENT COMPONENTS						
	Applicable	Not Applicable	Applicable	Essential	Satisfied	Comments
A. Site Entry Zone						
1. Signs			x		x	entrance feature
2. Planting			x		x	
3. Lighting	x					
4. Screened surface parking	x					
B. Street Furnishings						
1. Properly designed elements such as lighting, signs, trash receptacles, etc.			x		x	proffer to match adjacent dev

III. AREA WIDE MINOR DEVELOPMENT COMPONENTS						
	Applicable	Not Applicable	Applicable	Essential	Satisfied	Comments
A. Building Entry Zone						
1. Signs	x					
2. Special planting	x					
3. Lighting	x					
B. Structures						
1. Architectural design that complements the site and adjacent developments			x		x	proffer to match adjacent dev
2. Use of energy conservation techniques			x		x	energy efficient homes
C. Parking						
1. Planting - above ordinance requirements	x					
2. Lighting	x					
D. Other Considerations						
1. Street furnishing such as seating, drinking fountains	x					
2. Provision of minor plazas	x					

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

RZ 2000-SU-040

Plan Date:

10/26/00

Not

Applicable Applicable Applicable Satisfied Comments

III AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Detailed Site Design	Applicable	Applicable	Essential	Satisfied	Comments
1. Structured parking with appropriate landscaping	x				
2. Major plazas	x				
3. Street furnishings to include structures (special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment	x				
4. Landscaping of major public spaces	x				

FAIRFAX CENTER CHECKLIST

Summary

Case Number:

RZ 2000-SU-040

Plan Date:

10/26/00

I. BASIC DEVELOPMENT ELEMENTS

- | | |
|------------------------|-------------|
| 1. Applicable Elements | 14 |
| 2. Elements Satisfied | 14 |
| 3. Ratio | 1.00 |

II. MINOR DEVELOPMENT ELEMENTS

- | | |
|------------------------|-------------|
| 1. Applicable Elements | 8 |
| 2. Elements Satisfied | 5 |
| 3. Ratio | 0.63 |

III. MAJOR DEVELOPMENT ELEMENTS

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

IV. ESSENTIAL DEVELOPMENT ELEMENTS

- | | |
|------------------------|-------------|
| 1. Applicable Elements | 2 |
| 2. Elements Satisfied | 2 |
| 3. Ratio | 1.00 |

V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

- | | |
|------------------------|-------------|
| 1. Applicable Elements | 1 |
| 2. Elements Satisfied | 1 |
| 3. Ratio | 1.00 |

VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no

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		