



# FAIRFAX COUNTY

APPLICATION FILED: January 3, 2001  
PLANNING COMMISSION: May 2, 2001  
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

April 18, 2001

## STAFF REPORT

APPLICATION RZ 2001-DR-001

### DRANESVILLE DISTRICT

**APPLICANT:** Edgemoore - Stuart Road LLC

**PRESENT ZONING:** R-1

**REQUESTED ZONING:** R-3 (Cluster)

**PARCEL(S):** 11-1 ((1)) 8

**ACREAGE:** 11.19 acres

**FAR/DENSITY:** 2.24 du/ac

**OPEN SPACE:** 29.8%

**PLAN MAP:** Residential, 2-3 dwelling units per acre

**PROPOSAL:** Request to rezone 11.19 acres from the R-1 District to the R-3 District to permit a cluster subdivision for the development of 25 single family detached lots at a density of 2.24 du/ac and 29.8% open space.

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-DR-001 subject to proffers consistent with those contained in Appendix 1.

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

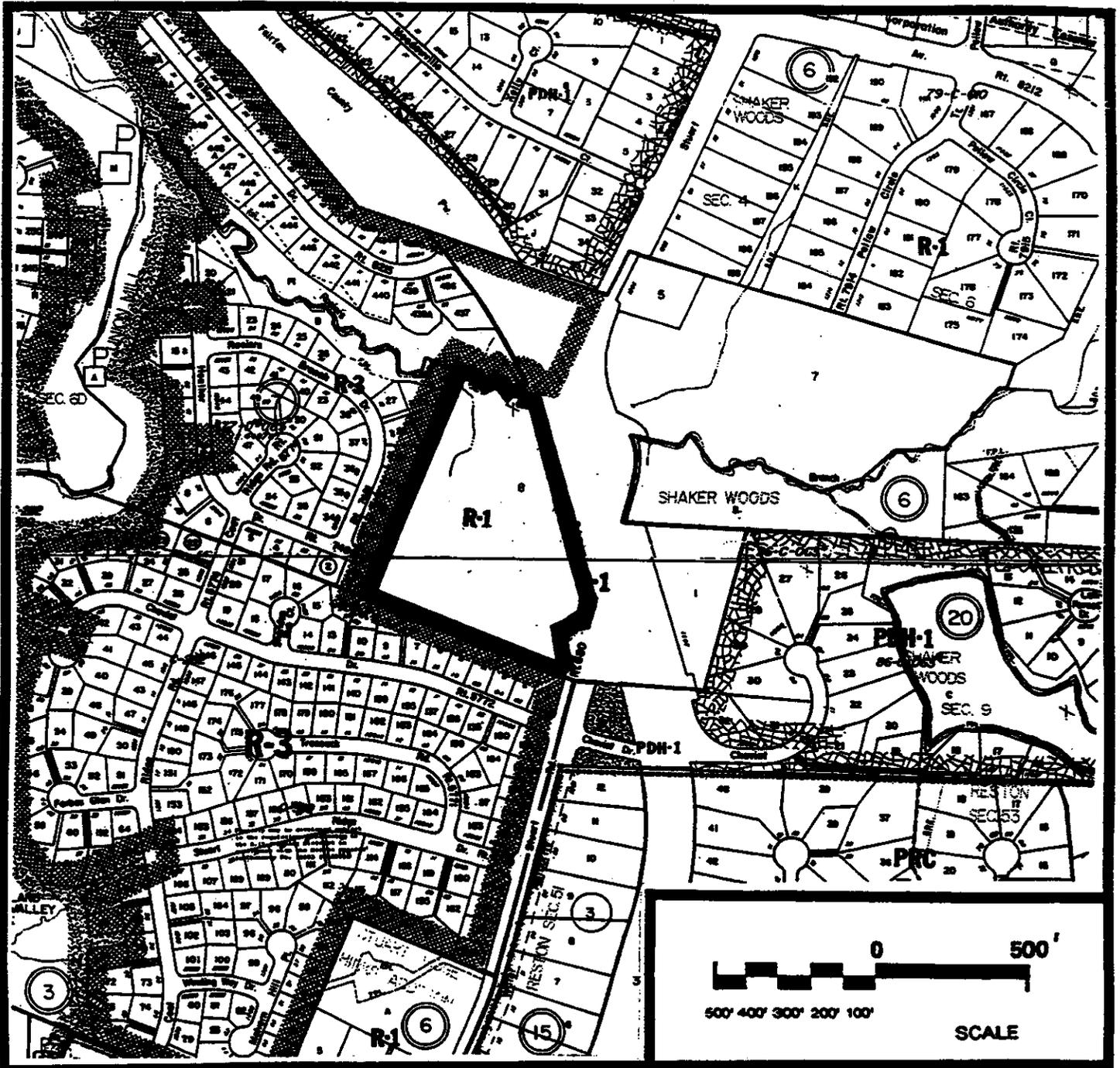
It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

# REZONING APPLICATION

## RZ 2001-DR-001

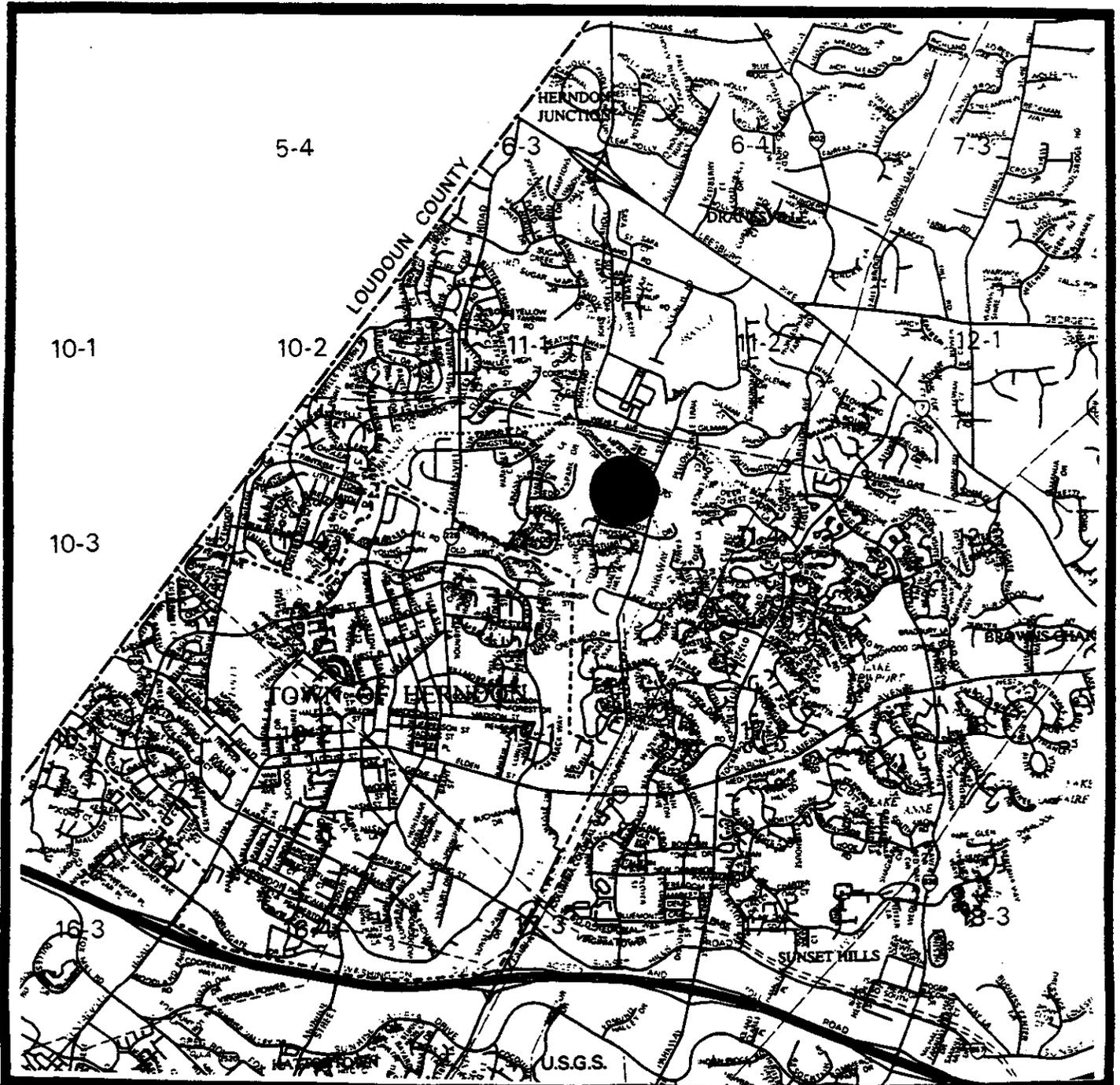
EDGEHOORE - STUART ROAD LLC  
FILED 01/03/01 TO REZONE: 11.19 ACRES OF LAND; DISTRICT - DRANESVILLE  
PROPOSED: CLUSTER RESIDENTIAL DEVELOPMENT  
LOCATED: WEST SIDE FAIRFAX COUNTY PARKWAY AT NORTHERN  
TERMINUS OF STUART ROAD  
ZONING: R- 1  
TO: R- 3  
OVERLAY DISTRICT(S):  
MAP REF 011-1- /01/ /0008-



# REZONING APPLICATION

## RZ 2001-DR-001

EDGEMOORE - STUART ROAD LLC  
FILED 01/03/01 TO REZONE: 11.19 ACRES OF LAND; DISTRICT - DRANESVILLE  
PROPOSED: CLUSTER RESIDENTIAL DEVELOPMENT  
LOCATED: WEST SIDE FAIRFAX COUNTY PARKWAY AT NORTHERN  
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ZONING: R- 1  
TO: R- 3  
OVERLAY DISTRICT(S):  
MAP REF 011-1- /01/ /0008-





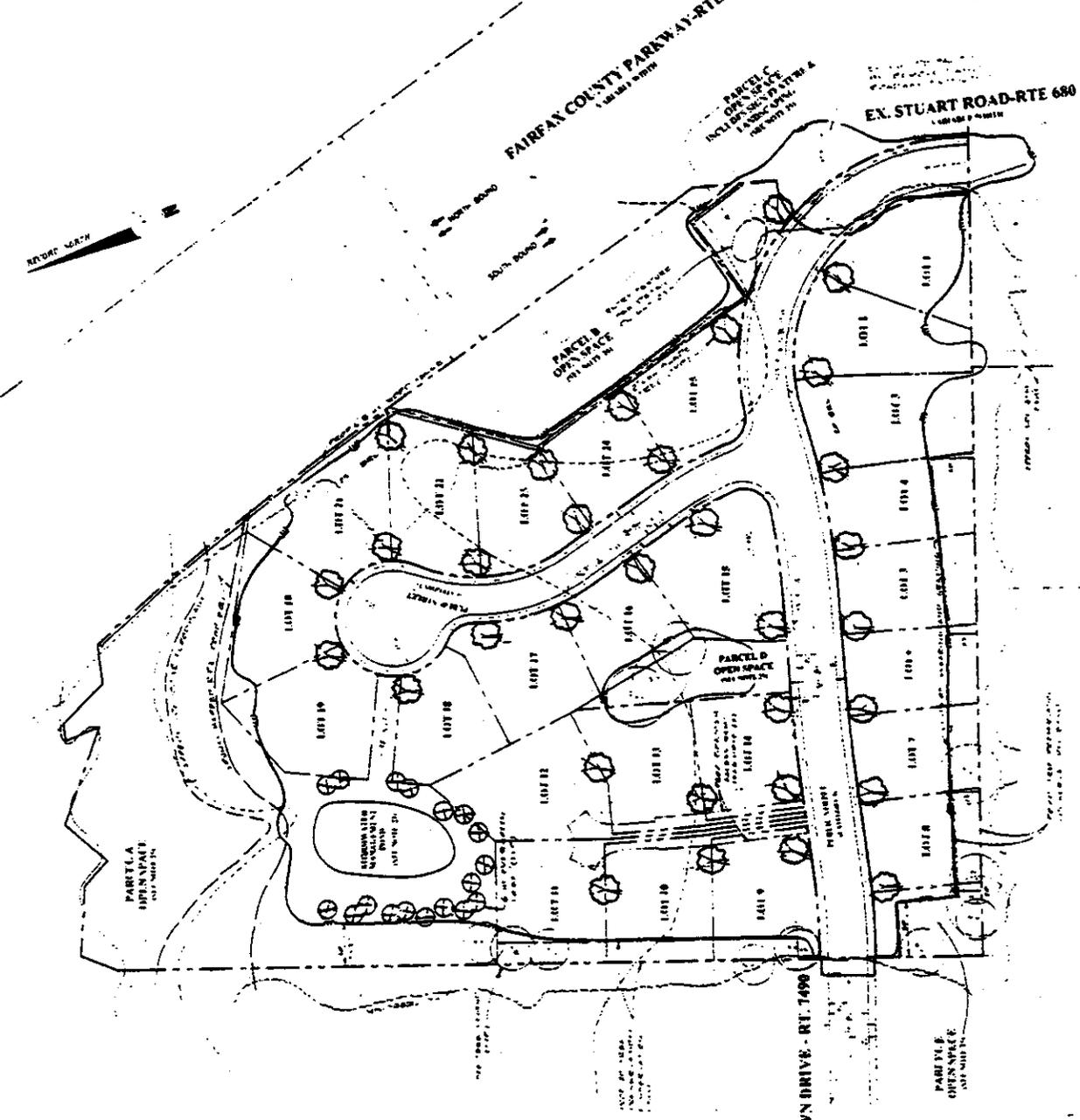
**VICINITY MAP**  
 SCALE: 1" = 300'

**EXISTING TREE LEGEND:**

- 1 20" DBH
- 2 24" DBH
- 3 28" DBH
- 4 32" DBH
- 5 36" DBH
- 6 40" DBH
- 7 44" DBH
- 8 48" DBH
- 9 52" DBH
- 10 56" DBH
- 11 60" DBH
- 12 64" DBH
- 13 68" DBH
- 14 72" DBH
- 15 76" DBH
- 16 80" DBH
- 17 84" DBH
- 18 88" DBH
- 19 92" DBH
- 20 96" DBH
- 21 100" DBH

NOTE: THE EXISTING TREE LEGEND ABOVE  
 APPLIES TO ALL TREES WITHIN THE SITE AND  
 IS NOT TO BE USED TO DETERMINE THE  
 EXISTING TREE LEGEND AS SHOWN IN SURVEY 1000.

SEE SHEET 2 FOR INFORMATION  
 REGARDING EXISTING FEATURES  
 AND FOR PLAN NOTES.

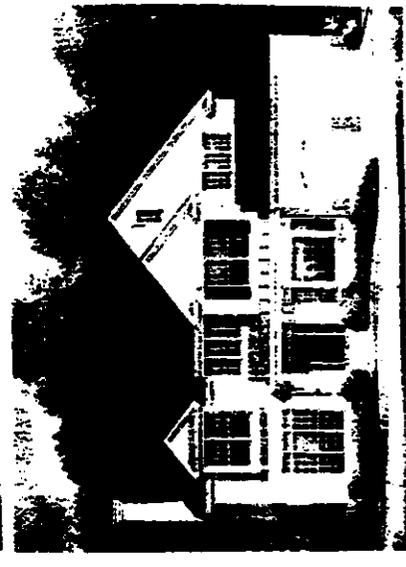
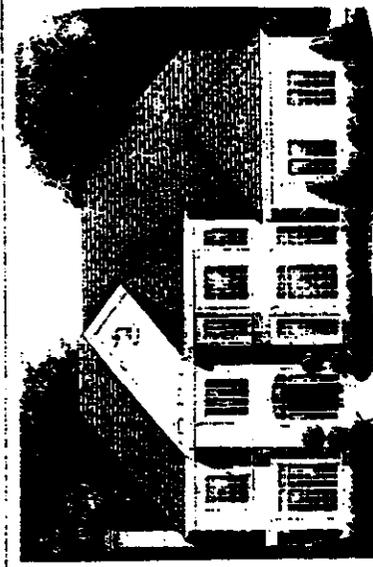


**SOILS MAP**  
 SCALE: 1" = 300'

**EXISTING TREE PRESERVATION  
 REGULATIONS:**

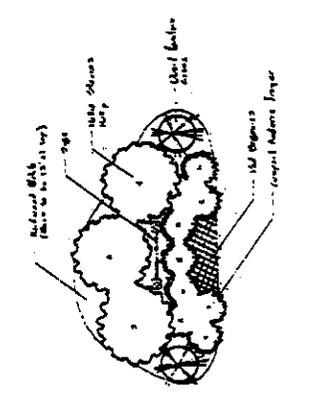
- 1. ALL TREES WITH DBH 4" OR GREATER SHALL BE PRESERVED.
- 2. TREES WITH DBH 4" TO 6" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 3. TREES WITH DBH 6" TO 12" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 4. TREES WITH DBH 12" TO 24" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 5. TREES WITH DBH 24" TO 36" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 6. TREES WITH DBH 36" TO 48" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 7. TREES WITH DBH 48" TO 60" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 8. TREES WITH DBH 60" TO 72" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 9. TREES WITH DBH 72" TO 84" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 10. TREES WITH DBH 84" TO 96" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 11. TREES WITH DBH 96" TO 108" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 12. TREES WITH DBH 108" TO 120" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 13. TREES WITH DBH 120" TO 132" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 14. TREES WITH DBH 132" TO 144" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 15. TREES WITH DBH 144" TO 156" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 16. TREES WITH DBH 156" TO 168" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 17. TREES WITH DBH 168" TO 180" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 18. TREES WITH DBH 180" TO 192" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 19. TREES WITH DBH 192" TO 204" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 20. TREES WITH DBH 204" TO 216" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 21. TREES WITH DBH 216" TO 228" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 22. TREES WITH DBH 228" TO 240" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 23. TREES WITH DBH 240" TO 252" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 24. TREES WITH DBH 252" TO 264" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 25. TREES WITH DBH 264" TO 276" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 26. TREES WITH DBH 276" TO 288" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.
- 27. TREES WITH DBH 288" TO 300" SHALL BE PRESERVED UNLESS THEY ARE DEAD OR DISEASED.

DATE: 10/26/00  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 PROJECT NO. 1000  
 SHEET 1 OF 2

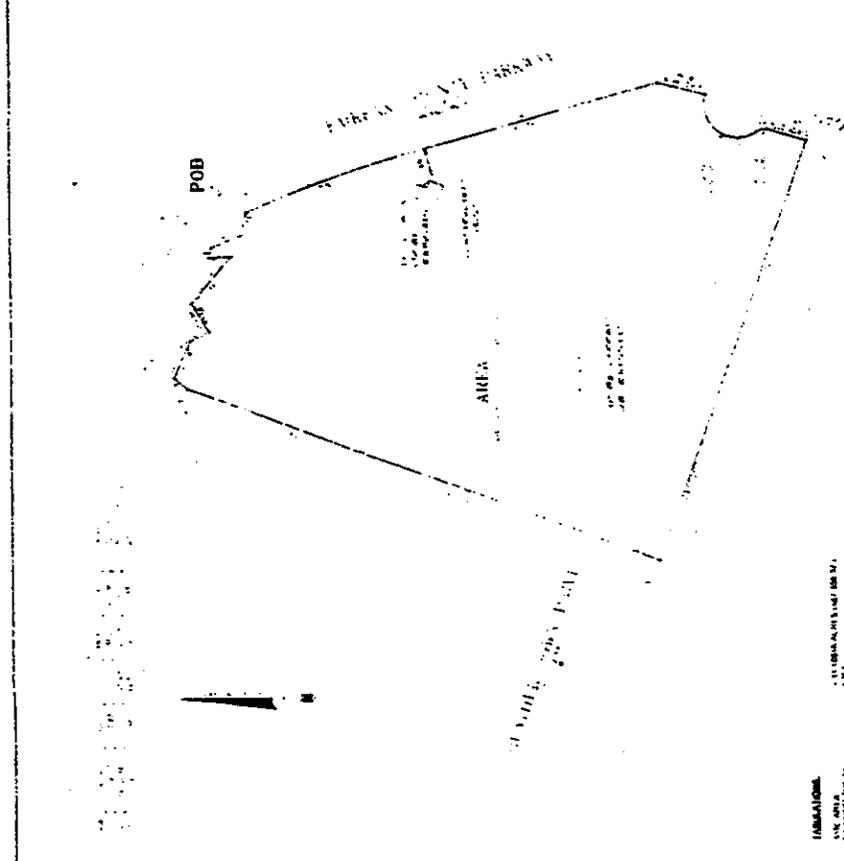


**Architectural Renderings**  
 (SEE COMMENTS FOR PROFESSIONALITY)

1. The site is a 10-acre parcel located in the unincorporated area of the County of Frederick, Virginia, and is zoned for residential use.
2. The site is currently undeveloped and is surrounded by wooded areas.
3. The site is adjacent to the County of Frederick's main road, which is a major thoroughfare.
4. The site is located in a rural area and is surrounded by other residential properties.
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**Entry Landscaping Detail**



**THIS SHEET PREPARED IN CONNECTION WITH**

**BOWMAN CONSULTING GROUP**  
 CONSULTING ENGINEERS  
 1000 BLANCKFLORENCE AVENUE  
 WASHINGTON, VA 22204  
 (703) 491-1111  
 FAX (703) 491-1112

**PROJECT:** THE DAVIS PROPERTY  
**DATE:** 11/11/98  
**SCALE:** AS SHOWN  
**DESIGNED BY:** [Name]  
**CHECKED BY:** [Name]  
**APPROVED BY:** [Name]

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/11/98	ISSUED FOR PERMIT
2	11/11/98	REVISIONS TO PERMIT
3	11/11/98	REVISIONS TO PERMIT
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**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicant, Edgemoore - Stuart Road LLC, requests to rezone 11.19 acres from the R-1 District (Residential – One dwelling unit per acre) to the R-3 District (Residential – Three dwelling units per acre) to permit a cluster subdivision for the development of twenty-five (25) single family detached (SFD) lots at a density of 2.24 dwelling units per acre (du/ac) and 29.8% open space.

Copies of the Draft Proffers, Affidavit, and Applicant’s Statement of Justification can be found in Appendices 1-3, respectively.

**LOCATION AND CHARACTER**

**Site Description:**

The 11.19 acre site is located west of the Fairfax County Parkway, north and east of the terminus of Stuart Road and Heather Down Drive, respectively. A single family detached house (proposed to be removed) is currently located on the property. The northern portion of the site contains an Environmental Quality Corridor (EQC), Resource Protection Area (RPA) and a floodplain feature. The site is heavily wooded, except for Parcel B which is an existing Virginia Department of Transportation (VDOT) stormwater management pond.

**Surrounding Area Description:**

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Kingstream (SFD)	R-3	Residential, 2-3 du/ac
<b>South</b>	Stuart Ridge (SFD)	R-3	Residential, 2-3 du/ac
<b>East</b>	Shaker Woods (Vacant)	R-1	Residential, 0.5-1 du/ac
<b>West</b>	Union Mill (SFD)	R-3	Residential, 2-3 du/ac

**BACKGROUND****Site History:**

The site contains a single family detached dwelling unit that was constructed in 1900 and remodeled in 1941. There is no significant land use history for the site.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 4)**

**Plan Area:** III

**PLANNING DISTRICT:** Upper Potomac Planning District

**Planning Sector:** Greater Herndon Community Planning Sector (UP4)

**Plan Map:** Residential, 2-3 dwelling units per acre

**Plan Text:**

On Page 452 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Recommendations, Land Use," the Plan states:

- "1. The area (1a) north of the Town of Herndon and west of Sugarland Run is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map.... This provides for a compatible density west of Sugarland Run and a low density buffer area adjacent to the Sugarland Run stream valley. The area in Reston should conform to the Reston Master Plan."

**ANALYSIS****Generalized Development Plan (Copy at front of staff report)**

**Title of GDP:** The Davis Property

**Prepared By:** Planning & Development Services Inc.

**Original and Revision Dates:** October 30, 2000, as revised through March 29, 2001

## **Proposed Use**

The Generalized Development Plan (GDP) contains two sheets. Sheet 1 contains the GDP, vicinity map, soils map, existing tree legend and tree preservation tabulation. Sheet 2 contains the tabulations, notes, entry landscaping detail and conceptual architectural renderings.

- The Generalized Development Plan proposes to rezone the 11.19 acre site from the R-1 District to the R-3 District to permit a cluster subdivision for the development of twenty-five (25) single family detached lots at a density of 2.24 dwelling units per acre and 29.8% open space. The average lot size is greater than 10,800 square feet with a minimum lot size of 8,500 square feet.
- The site is located at the northern and eastern terminus of Stuart Road and Heather Down Drive, respectively. Stuart Road was planned to be a cul-de-sac. Heather Down Drive is a stub street. Stuart Road and Heather Down Drive will be connected on the site by a Category 3 public street. A Category 1 public street will provide access to Lots 15 - 25 and pipestem driveways will provide access to Lots 9 - 14. Sidewalks are proposed on both sides of the public streets. A 6-8 foot high wood fence is proposed along the rear of the lots that abut Fairfax County Parkway and Parcel B (VDOT stormwater management pond).
- Parcel A (2.15 acres) proposed for open space contains the EQC/RPA and floodplain feature and is heavily wooded. A portion of Parcel A located outside the EQC/RPA and floodplain feature will be cleared for the installation of a stormwater management and best management practice facility. The pond will be accessed from either an access road between Lots 18 and 19 or from an extension of the pipestem driveways, subject to DPWES approval. Parcel B (0.75 acres) is a VDOT stormwater management pond that is included in the overall site area and open space calculation. Parcel C (0.12 acres) is open space proposed to be developed with an entry sign and landscaping feature as detailed on Sheet 2. Parcel D (0.15 acres) and Parcel E (0.14 acres) are proposed open space for tree preservation.
- The site provides 32% existing tree cover, which includes several maple, poplar and oak trees as detailed on Sheet 1. This calculation does not include the proposed two inch caliper shade trees that are proposed along the street frontage and at the rear of Lots 21-25 or the six foot high evergreen trees proposed on Parcel A near the stormwater management pond. The limits of clearing and grading and tree preservation are shown on Sheet 1. The limits of clearing and grading allow for tree preservation along the western, southern and northern perimeters of the site. Tree preservation is proposed along the southern portions of Lots 4-8 (25-40 feet in depth) adjacent to the Stuart Ridge development; Parcel E; the western portions of

Lots 9-11 (20 feet in depth) adjacent to Union Mill; the western portion of Parcel A (40 feet in depth) adjacent to Union Mill; and the EQC area.

- Sheet 2 contains three conceptual elevations for the proposed dwelling units.

#### **Transportation Analysis (Appendix 5)**

Access to the site will be provided by extending Heather Down Drive as a Category 3 public street and connecting Heather Down Drive with the extension of Stuart Drive. There are no outstanding transportation issues associated with this request.

#### **Issue: Sidewalks**

The applicant was requested to provide sidewalks along both sides of the street.

#### **Resolution:**

The GDP was revised and the applicant proffered to provide sidewalks along both sides of the public streets.

#### **Environmental Analysis (Appendix 7)**

All environmental issues are resolved with the execution of proffers consistent with those contained in Appendix 1.

#### **Issue: Water Quality Best Management Practices**

The site is generally located within the Sugarland Run and Chesapeake Bay watersheds. The proposed development is characterized by dense mature deciduous vegetation and the implementation of a stormwater detention facility in the northwest corner of the site will necessitate the removal of a significant amount of vegetation. The applicant was requested to explore best management practices and preserve as much of the site as possible.

#### **Resolution:**

The application was revised to remove two lots and increase the open space area to 29.8%. The additional open space was provided in Parcels D and E which are being used to provide tree preservation. In addition, the applicant revised the limits of clearing and grading to provide tree preservation along the perimeter of the site. In staff's opinion this issue has been adequately addressed.

**Issue: Highway Noise**

Highway noise analyses were performed for the Fairfax County Parkway and produced the following noise contour projections:

65 dBA $L_{dn}$	450 feet from centerline
70 dBA $L_{dn}$	210 feet from centerline

The homes that will be constructed on proposed Lots 1-4; Lots 15-25 and portions of Lots 12 and 13 will fall within the 65-70 dBA  $L_{dn}$  impact area. The applicant was requested to reduce noise in interior areas to 45 dBA  $L_{dn}$  for any residential structure that will be located within 450 feet of the centerline of Fairfax County Parkway by using appropriate construction materials to provide this level of acoustical mitigation. Exterior noise levels in the rear and side yards was requested to be reduced to 65 dBA  $L_{dn}$  through the provision of a noise barrier along Fairfax County Parkway. The barrier was requested to be an architecturally solid wall/fence and berm combination to achieve the noise reduction.

**Resolution:**

The applicant proffered to reduce the interior noise levels to 45 dBA through the use of appropriate construction materials and to reduce exterior noise levels to 65 dBA by the use of a berm and 6-8 foot high fence along Fairfax County Parkway and Parcel B. In staff's opinion this issue has been adequately addressed.

**Issue: Tree Preservation**

The applicant was requested to provide an existing vegetation survey and work closely with the Urban Forestry Division to preserve the most valuable trees as part of a tree preservation plan for the site. The Urban Forestry Division stated that the site had uniform forest cover and no one area was identified as being a preferred location for tree preservation. The applicant was requested to preserve a larger portion of trees and commit to provide the required 20% tree cover by preserving existing trees on site. The applicant was requested to provide and commit to the limits of clearing and grading. In addition, the applicant was requested to provide a tree preservation plan in order to preserve and protect the trees during the development process.

**Resolution:**

The applicant provided an existing vegetation survey, which was forwarded to the Urban Forestry Division for its review. The applicant calculated that 32% of existing tree cover was preserved, which includes several large maple, poplar

and oak trees. This calculation does not include the two inch caliper shade trees that are proposed along the street frontage of the lots and at the rear of Lots 21-25 or the six foot high evergreen trees proposed on Parcel A near the stormwater management pond. The applicant proffered the limits of clearing and grading and to submit a tree preservation plan as part of the first subdivision. Tree preservation is proposed along the southern portions of Lots 4-8 (25-40 feet in depth) adjacent to the Stuart Ridge development; Parcel E; the western portions of Lots 9-11 (20 feet in depth) adjacent to Union Mill; the western portion of Parcel A (40 feet in depth) adjacent to Union Mill; and the EQC area. In staff's opinion this issue has been adequately addressed.

#### **Sanitary Sewer Analysis (Appendix 7)**

The application property is located in the Sugarland Run (B2) watershed and would be sewered into the Blue Plains Treatment Plant. Based upon current and committed flows, excess capacity is available and the existing 12 inch pipeline located in an easement approximately 50 feet from the property is adequate for the proposed use. There are no sanitary sewer issues associated with this request.

#### **Water Service Analysis (Appendix 8)**

The application property is located within the franchise area of the Fairfax County Water Authority and adequate domestic water service is available at the site from existing 8 and 12 inch mains located at the property. There are no water service issues associated with this request.

#### **Fire and Rescue Analysis (Appendix 9)**

The application property is serviced by the Fairfax County Fire and Rescue Department Station #39, North Pointe and currently meets the fire protection guidelines. There are no fire and rescue issues associated with this request.

#### **Schools Analysis (Appendix 10)**

The Fairfax County Public Schools Facilities Planning Branch analysis states that enrollment at Armstrong Elementary is currently projected to be below capacity with enrollment at Hemdon Middle and Hemdon High currently projected to be near or above capacity.

#### **Stormwater Management Analysis (Appendix 11)**

There are no downstream complaints on file and there are no sanitary sewer issues associated with this request.

**Park Authority Analysis (Appendix 12)**

The issues are adequately addressed with the execution of proffers consistent with those contained in Appendix 1.

**Issue: Recreation Amenities/Contribution**

The application proposes twenty-five (25) single family units that will add approximately 84 residents to the current population of the Dranesville District. The residents will need outdoor facilities including playgrounds/tot lots, basketball, tennis, volleyball courts and athletic fields. The application does not provide for on site recreation amenities and the applicant was requested to either provide recreation facilities onsite in the amount of \$17,220 or provide an equivalent contribution to the Park Authority to maintain the current level of service for recreational facilities in the area.

**Resolution:**

The applicant proffered to contribute \$700 per unit (\$17,500) to the Park Authority for public park purposes. This issue has been adequately addressed.

**Land Use Analysis (Appendix 4)**

The application and development plan propose twenty-five single family detached residences at a density of 2.24 dwelling units per acre, which is in conformance with the use and density recommendations of the Comprehensive Plan. There are no land use issues associated with this request.

**Residential Development Criteria**

The Comprehensive Plan recommends a density of 2-3 du/ac. At a proposed density of 2.24 du/ac, the application is at the low end of the density range recommended in the Plan. As such, the proposal should satisfy one half (1/2) of the applicable Residential Development Criteria specified in the Policy Plan adopted August 6, 1990, amended April 8, 1991. Staff's evaluation of these criteria is as follows:

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off -site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers,

and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. **(FULL CREDIT)**

The proposed development plan is consistent with the adjacent developments in terms of lot sizes, density and provides appropriate buffers along the perimeters of the site in undisturbed open space ranging from 20 to 40 feet in depth. The southern, western and northern buffers are proposed to provide for tree preservation. The applicant has provided supplemental vegetation in the form of street trees and landscaping around the stormwater management pond. Architectural renderings were provided to provide a conceptual view of the proposed dwelling units. The development provides the extension Stuart Road and Heather Down Drive and sidewalks on both sides of the streets to provide for efficient vehicular and pedestrian circulation. The applicant proffered interior and exterior noise mitigation by the provision of adequate construction materials and a fence located along Fairfax County Parkway and Parcel B. In addition, the applicant proffered that all homes shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy efficient homes. It is staff's opinion that full credit is warranted.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development to alleviate the impact of the proposed development on the community. **(NOT APPLICABLE)**
3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **(NOT APPLICABLE)**
4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(NOT APPLICABLE)**
5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type

determined by application of adopted Park facility standards and which accomplish a public purpose. **(FULL CREDIT)**

The applicant proffered to contribute \$700 per lot (\$17,500) to the Park Authority for public park purposes. The contribution exceeds the Park Authority request and staff feels that full credit is warranted.

6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements, other than those defined in the County's Environmental Quality Corridor policy. **(HALF CREDIT)**

The application exceeds the open space requirement of 15% for a cluster subdivision by providing 29.8% open space. However, Parcel A (2.15 acres) consists of primarily an EQC/RPA and stormwater management pond and provides minimal recreational benefits to the residents. Parcel B (0.75 acres) is a VDOT stormwater management pond and is not accessible to the residents. Parcel C (0.12 acres) is open space for an entry sign and landscape feature. Parcels D (0.15 acres) and E (0.14 acres) are passive open space parcels.

7. Enhance, preserve or restore natural environmental resources on-site (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. **(HALF CREDIT)**

The applicant placed the EQC area in open space and provided for tree save along the western and southern perimeters of the site. In addition, the applicant provided street trees and trees around the stormwater management pond. In staff's opinion, the perimeter tree save will be minimal and limits of clearing and grading could be extended to provide a larger perimeter tree save and additional tree preservation could be provided on the interior lots. Additional supplemental vegetation could be provided on the street frontage and along the rear of Lots 21-25 that back into the VDOT stormwater management pond and Fairfax County Parkway. Therefore, in staff's opinion only half credit is warranted.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a

contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(FULL CREDIT)**

Since the application is for twenty-five (25) dwellings, it is not subject to the Affordable Dwelling Unit Ordinance. However, Appendix 9 of the Land Use Element of the Board of Supervisors' adopted Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential density in excess of the low end of the density range recommended in the Comprehensive Plan. The Plan specifies that applicants should not achieve a density above 60% of the base limit of the Plan absent a contribution of land or units for affordable housing. Alternatively, this can be achieved by providing a contribution to the Housing Trust Fund. The proposed density of 2.24 du/ac does not exceed 60% of the base limit of the Plan range but is above the base of 2 du/ac; therefore, a contribution equal to one-half of one percent (0.5%) of the projected sales price of the proposed units, at a minimum, is appropriate. The applicant proffered to provide a 0.5% contribution of the estimated sales price for the proposed units to the Housing Trust Fund. Therefore, in staff's opinion full credit is warranted.

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage. **(NOT APPLICABLE)**
10. Integrate land assembly and/or development plans to achieve Plan objectives. **(HALF CREDIT)**

The site is the only unconsolidated parcel in the area so the applicant can not intergrate additional land area; however, the development proposes the extension of Stuart Road (currently a cul-de-sac) to connect with Heather Down Drive (currently a stub street) by a Category 3 public street. The Policy Plan provides guidance for subdivision development under Transportation Objective 9 Policy c to promote the accessibility between residential developments to facilitate local circulation. The applicant has effectively integrated the development into the adjacent Union Mill and Stuart Ridge developments by proposing a transportation network that provides a connection of the previous stub street and cul-de-sac. In staff's opinion, half credit is warranted.

**SUMMARY:** In order to receive favorable consideration for development at the low end of the plan range, fulfillment of at least one-half (50%) of the

relevant development criteria is recommended. The applicant has satisfied 4.5 of the 6 applicable criteria (75%). Staff believes that the proposed development satisfies the applicable criteria to merit favorable consideration of the requested density.

**ZONING ORDINANCE PROVISIONS (Appendix 12)**

<b>Bulk Standards (R-3 Cluster)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
District Size	7 acres	11.19 acres
Average Lot Area	No Requirement	10,800 Square Feet
Minimum Lot Area	8,500 Square Feet	8,500 Square Feet
Lot Width	Interior – No Requirement Comer – 80 feet	Comer – 80 feet
Building Height	35 feet	35 feet
Front Yard	20 feet	20 feet
Side Yard	8 feet/total of 20 feet	8 feet/total of 20 feet
Rear Yard	25 feet	25 feet
Open Space	15%	29.8%
Parking Spaces	2 spaces per unit	Minimum of 2 spaces per unit

**Requirements for Cluster Subdivision**

The applicant is requesting to rezone the subject property from the R-1 District to the R-3 District to permit the development of a cluster subdivision. Cluster subdivisions are subject to the Additional Standards for Cluster Subdivisions which 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 preserve the environmental integrity of the site by protecting and/or promoting the preservation of features such as stream valleys and/or desirable vegetation and produce a more efficient and practicable development. The Zoning Ordinance states that the cluster subdivision must be in accordance with the adopted comprehensive plan and the established character of the area. To accomplish this end, the cluster subdivision must be

designed to maintain the character of the area. In addition, cluster subdivisions are subject to Par. 4 of Sect. 2-309 of the Zoning Ordinance, which states that the development must provide a minimum of one acre of open space (with no dimension less than fifty feet) outside the floodplain.

The applicant has provided a design which satisfies the provisions of the R-3 District by providing for the preservation of 29.8% open space with the development. The site provides for tree preservation and protection of the EQC/RPA feature in open space. The proposed development is in harmony with the Comprehensive Plan and is consistent with the existing development for the immediate area in terms of zoning, density, lot size and proposed unit type. In addition, the applicant provided over one acre of open space in Parcel A located outside the floodplain and additional open space in Parcels B-E located outside the floodplain. Therefore, it is staff's opinion that a cluster development is appropriate for this site.

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

All applicable standards have been satisfied with the proposed development.

### **CONCLUSIONS AND RECOMMENDATIONS**

#### **Staff Conclusions**

The application meets the residential density criteria and the provisions for a cluster subdivision and staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the execution of proffers consistent with those contained in Appendix 1.

#### **Staff Recommendations**

Staff recommends approval of RZ 2001-DR-001 subject to the execution of proffers consistent with those set forth in Appendix 1.

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

It should be further noted that the content of this report reflects the analysis and 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. Stormwater Management Analysis
12. Park Authority Analysis
13. Applicable Zoning Ordinance Provisions
14. Glossary of Terms



**DRAFT PROFFERS  
RZ 2001-DR-001  
EDGEMOORE-STUART ROAD LLC  
APRIL 16, 2001**

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-3 in conformity with the GDP:

1. **Proffered GDP.** The Property shall be developed in substantial conformance with the Generalized Development Plan (GDP) and the notes thereon, dated October 30, 2000, revised to March 29, 2001, prepared by Planning Development Services, Inc., consisting of two sheets. 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 DPWES and/or the Zoning Administrator.

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

The limits of clearing and grading shown on the GDP 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 retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all tree 12 inches or greater in diameter 20 feet to either side of the limits of clearing and grading for the entire site as shown on the approved GDP. The condition analysis shall be prepared using the methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation shall be provided. Activities may include but are not limited to, crown pruning, root pruning, mulching, and fertilization.

- 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 a minimum of four feet in height placed at the border of the areas. This fencing shall be 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart 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. **Trees/Landscaping.** Street trees and other landscaping features shown on the GDP 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 the equivalent for gas or electric power.

5. **Public Parks Contribution** Applicant shall contribute to the Fairfax County Park Authority at the time of final subdivision plat approval the sum of \$700 per approved lot for public park purposes.

7. **Construction Traffic.** Sole construction access for the development shall be by way of Stuart Road, with appropriate signage as permitted by VDOT warning of construction traffic activity and requiring all construction traffic to use only Stuart Road. No construction vehicles shall park on Stuart Road or Heather Down Drive or any other public street. Stuart Road shall be regularly inspected and kept free of mud, rocks, nails and other debris, and washed as required by VDOT and DPWES. A construction vehicle dirt rack shall be installed at the construction entrance.

8. **Homeowners Association.** The open space shall be conveyed to a homeowners association in a form approved by the County Attorney. The open space shall be subject to a restrictive covenant that prohibits construction of residences, sheds, pools, fences and denuding therein, except as required for and subdivision construction access and utilities.

9. **Noise Attenuation.**

Applicant shall achieve a maximum interior noise level of approximately 45dBA Ldn in any area identified as affected by levels above 65 dBA Ldn (450 feet from the centerline of Fairfax County Parkway). All units within this impacted area will have the following acoustical attributes as determined by DPWES:

- (a) Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39.

- (b) Doors (excluding garage doors) and windows shall have an STC rating of at least 28. If glazing (excluding any glazing in a garage door) constitutes more than twenty percent (20%) of any façade, then such glazing shall have the same STC rating as that façade.
- (c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
- (d) Exterior noise levels in the rear and side yards impacted by noise from the Fairfax County Parkway shall be reduced to 65 dBA Ldn or less through the construction of berms and/or architecturally solid wood fencing from the ground up with no gaps or openings and at least six to eight feet in height, as approved by DPWES.

The applicant reserves the right to pursue any other or additional methods of mitigating highway noise impacts if it can be demonstrated, through an independent noise study as reviewed and approved by DPWES, that such method will be effective in reducing noise levels in the affected areas to the maximum noise levels as described above.

**10. Erosion/Sediment Control.**

Prior to and during construction activity the Applicant shall install and maintain erosion and sediment control facilities, including super-silt fencing in areas approved by DPWES to aid in preventing erosion and sediment from entering Union mill and Stuart Ridge storm water management facilities. A double-tier system of control measures, incorporating super-silt fencing, shall be provided in the lower portion of the site adjacent to the open space.

**11. Sidewalks.**

Sidewalks shall be provided on both sides of the public streets in accordance with PFM standards, as determined by DPWES.

**12. Geotechnical Review.**

If required by DPWES in accordance with the PFM, Applicant shall submit a geotechnical study of the Property for review and approval by DPWES, and the recommendations thereof shall be incorporated in the development of the site.

**13. Site Superintendent.**

Applicant shall provide the name and phone number of the construction site superintendent to the Union Mill and Stuart Ridge community managers for matters of concern which may arise during construction.

**14. Signs.**

No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance or Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off- site by Applicant or at Applicant's direction to assist in the initial sale of homes on the Property.

**15. Affordable Housing Trust Fund.**

The Applicant shall, at the time of final subdivision plan approval, contribute one half of one percent (0.5%) of the estimated sales price of each new dwelling to Fairfax County for the County's Housing Trust fund for the provision of affordable housing. The Applicant, in consultation with the staff of the Fairfax County Department of Housing and Community Development, shall determine the estimated sales price.

**16. Blasting**

If blasting is required, and before any blasting occurs on the Application Property, the Applicant or its successors will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the uses of blasting mats, shall be implemented. In addition, the Application or its successors shall:

- a. Retain a professional consultant to perform a pre-blast survey of each house or residential building, to the extent that any of these structures are located within two hundred fifty (250) feet of the blast site.
- b. Require his consultant to request access to houses, buildings, or swimming pools that are located within said 250-foot range if permitted by owner, to determine the pre-blast conditions of these structures. The Applicant's consultants will be required to give adequate notice of the scheduling of the pre-blast survey. The Applicant shall provide the Union Mill, Stuart Ridge and Kingstream Homeowners Association and all residences entitled to the pre-blast inspections, of the name, address and phone number of the blasting contractor.

- c. Require his consultant to place seismographic instruments prior to blasting to monitor the shock waves. The Applicant shall provide seismographic monitoring records to the Fire Marshall upon their request.
- d. Signs shall be placed at the Heather Down Drive and Stuart Road property lines of the site prior to blasting advising of blasting activities.
- e. Upon receipt by Applicant of a claim of actual damage resulting from said blasting, the Applicant shall request that his consultant to respond within five (5) days by meeting at the site of the alleged damage to confer with the property owner. Any verified claims for damage due to blasting shall be expeditiously resolved.
- f. The Applicant will require in its contracts with blasting subcontractors that they maintain liability insurance standard in the blasting industry.

**BINDING EFFECT**

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

SIGNATURE PAGE FOLLOWS

**Applicant:**

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**Owners:**

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**REZONING AFFIDAVIT**

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

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

2001-046

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

in Application No(s): RZ 2001-PR-001  
 (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 <b>BOLD</b> above)
GARY Y DAVIS DYANA DAVIS	1406 STUART RD. HERNDON, VA 20170	<b>OWNERS</b>
EDGE MOORE - STUART ROAD LLC 3925 OLD LEE HIGHWAY #100 FAIRFAX, VA		<b>APPLICANT/CONTRACT PURCHASER</b>
FIVE PILLARS INC. AL-HUSSAIN Y. AL-HUSSAIN, PRES. 3925 OLD LEE HIGHWAY FAIRFAX, VA 22030		<b>AGENT</b> <b>AGENT</b>

(check if applicable)  There are more relationships to be listed and Par. (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: APRIL 6, 2001  
(enter date affidavit is notarized)

2001-046

for Application No(s): RZ 2001-PA-001  
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> in Par. 1(a))
--	---	--

MARK TROSTLE	9925 OLD LEE HIGHWAY	<b>AGENT</b>
GARY GILL	FAIRFAX, VA 22030	<b>AGENT</b>

LAW OFFICES OF H. KENDRICK SANDERS P.L.L.C.		<b>ATTORNEY/AGENT</b>
H. KENDRICK SANDERS		
3905 BALK ROAD AVE #700 NORTH		
FAIRFAX, VA 22030		

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

REZONING AFFIDAVIT

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

2001-046

for Application No(s): RZ 2001-PR-001
(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)
FIVE PILLARS, INC.
3925 OLD LEE HIGHWAY #100
FAIRFAX, VA. 22030

DESCRIPTION OF CORPORATION: (check one statement)
[X] 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)
AL-HUSAIN Y. AL-HUSSAIN
YAHYA M. AL-HUSSAIN

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)
AL-HUSAIN Y. AL-HUSSAIN, PRES.
YAHYA M. AL-HUSSAIN VICE PRES. / SECY

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment (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: APRIL 6, 2001  
(enter date affidavit is notarized)

2001-046

for Application No(s): RZ 2001-PR-001  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
FULCRUM LLC  
2215 WOODFORD RD.  
VIENNA, VA. 22182

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
SARAH RANDOLPH SNIDER TRUST  
BENTON DAVIS SNIDER TRUST  
JACK DYNIEK TRUSTEE FOR BOTH  
SARAH RANDOLPH SNIDER BENEFICIARY  
BENTON DAVIS SNIDER BENEFICIARY

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
ALBARAKA LLC  
775 OLD LEX HIGHWAY  
FALLS CHURCH, VA 22030

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
ALI M AL-HUSSAIN  
ABDULLAH M AL-HUSSAIN  
MAHAMMED A. AL-HUSSAIN  
AL-HUSSAIN A AL-HUSSAIN  
AL-HASSAN A. AL-HUSSAIN  
HAMIDDIDIN M. AL-HUSSAIN  
AL-HUSSAIN Y. AL-HUSSAIN  
YAHYA M. AL-HUSSAIN

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

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

Rezoning Attachment to Par. 1(b)

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

2001-046

for Application No(s): RL 2001-PR-001 (enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
EDGEWOOD LAND LLC FORMER MEMBER OF EDGEWOOD-STUART ROAD
3925 OLD LEE HIGHWAY
FAIRMONT, VA. LLC

DESCRIPTION OF CORPORATION: (check one statement)
[X] 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)
ABDULLAH M. AL-HUSSAIN
AL-HUSSAIN Y. AL-HUSSAIN

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
LAW OFFICES OF H. KENDRICK SANDERS PLLC
3905 RAILROAD AVE # 200 NORTH
FAIRMONT, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)
[X] 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) [X] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: APRIL 6 2001  
(enter date affidavit is notarized)

for Application No(s): RZ 2001-PR-001 2001-046  
(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)  
EDGE MOORE - STUART ROAD LLC  
3925 DEB LEE HIGHWAY #100  
FAIRFAX, VA 22030

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
FIVE PILLARS, INC. AHMED A. AL-MUTAWAKIL  
FULLCUM LLC  
AL-HUSAINY, AL-MUSSAIN EDGE MOORE LAND LLC (FORMS-  
ALBARAKA LLC see pg. 3 of 4)

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

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

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

**REZONING AFFIDAVIT**

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

for Application No(s): RZ 2001-DR-001  
(enter County-assigned application number(s))

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

**PARTNERSHIP INFORMATION**

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

NONE

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

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

[Lined area for listing partners and titles]

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

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

REZONING AFFIDAVIT

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

for Application No(s): RZ 2001-PR-001  
(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. T. U. Borden

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

H. KENDRICK SANDERS

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

Subscribed and sworn to before me this 6 day of APRIL, 2001, in the

State/Comm. of VIRGINIA, County/City of FAIRFAX

Way Skissel  
Notary Public

My commission expires: 2/28/01

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

THOMAS R. KNAUSS P.L.C.  
OF COUNSEL

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

November 27, 2000

**STATEMENT OF JUSTIFICATION**  
**EDGEMOORE-STUART ROAD LLC**

The application property is located in the Greater Herndon Community Planning Sector of the Area III Planning District and is adjacent to the Fairfax County Parkway at the terminus of Stuart Road. The property is recommended for development at 2-3 dwelling units per acre.

The Generalized Development Plan filed with the application, which will be proffered, proposes the development of twenty-seven single family homes on 11.18 acres, resulting in a density of 2.42 homes per acre. Other communities in the planning sector are developed at similar density. The proposed single-family homes will be compatible with existing and planned development in the area.

The homes will be an attractive addition to the housing base in the area, and will complete the planned development for the neighborhood.



H. Kendrick Sanders  
Attorney for applicant

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

**DEC 4 2000**

ZONING EVALUATION DIVISION

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

**THOMAS R. KNAUSS P.L.C.**  
**OF COUNSEL**

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

**March 21, 2001**

**SUPPLEMENTAL STATEMENT OF JUSTIFICATION**  
**EDGEMOORE-STUART ROAD LLC**

The application property is located in the Greater Herndon Community Planning Sector of the Area III Planning District and is adjacent to the Fairfax County Parkway at the terminus of Stuart Road. The property is recommended for development at 2-3 dwelling units per acre.

The Generalized Development Plan filed, which will be proffered, proposes the development of twenty-seven single family homes in an R-3 cluster design on 11.18 acres, resulting in a density of 2.42 homes per acre. The proposed lots average over 10,500 square feet. Other communities in the planning sector are developed at similar density and with lots of similar size:

Stuart Ridge, Section One (48 lots)-average lot size 9950 square feet.  
Kingstream, Section 7 (48 lots)-average lot size 11,177 square feet  
Union Mill (55 lots)-average lot size 10,031 square feet

Thus, the proposed single-family homes will be entirely compatible with existing and planned development in the area.

Cluster development here permits the establishment and preservation of over 27 per cent of the site (over 3 acres) in permanent open space, resulting in substantial tree and ground cover preservation. Intrusion of lots into the existing flood plain/RPA is avoided. Cluster development is the established pattern in the general area, and is the most desirable and efficient way to promote the creation of areas of undisturbed open space.

The homes will be an attractive addition to the housing base in the area, and will complete the long-planned development for the neighborhood.



**H. Kendrick Sanders**  
**Attorney for Applicant**

## COUNTY OF FAIRFAX, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** Comprehensive Plan Land Use Analysis for: RZ 2001-DR-001  
Edgemore – Stuart Road, L.L.C.

**DATE:** 2 April 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated March 15, 2001. This application requests a rezoning from R-1 to R-3. Approval of this application would result in a density of 2.42 dwelling units per acre. The extent to which the proposed use, density, and the development plan are consistent with the guidance of the Plan is noted.

**CHARACTER OF THE SURROUNDING AREA:**

The subject property is presently vacant, planned for residential use at 2-3 dwelling units per acre, and zoned R-1. Open space and single family detached homes are located to the north, planned for residential use at 2-3 dwelling units per acre and zoned R-3. Vacant land is located to the east (beyond the Fairfax County Parkway), which is planned for residential use at .5-1 dwelling unit per acre and zoned R-1. A subdivision of single family detached homes is located to the south, planned for residential use at 2-3 dwelling units per acre and zoned R-3. Another subdivision of single family detached homes is located to the west, planned for residential use at 2-3 dwelling units per acre and zoned R-3.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

The 11.19-acre property is located in the Greater Herndon Community Planning Sector (UP4) of the Upper Potomac Planning District in Area III. The Comprehensive Plan provides the following guidance on the land use and the intensity/density for the property:

**Text:**

On page 452 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Recommendations, Land Use," the Plan states:

1. The area (1a) north of the Town of Herndon and west of Sugarland Run is planned for residential development at 2-3 dwelling units per acre as shown

on the Plan map... This provides for compatible density west of Sugarland Run and a low density buffer type area adjacent to the Sugarland Run stream valley. The area in Reston should conform to the Reston Master Plan.”

**Map:**

The Comprehensive Plan map shows that the property is planned for residential use at 2-3 dwelling units per acre.

**Analysis:**

The application and development plan propose a single family detached residential use at 2.42 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan. The applicant has provided some tree save within the area to be divided for lots. The proposed lot sizes are compatible with the surrounding residential development.

BGD:ALC

## 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 2001-DR-001)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 2001-DR-001, Davis Property  
Traffic Zone: 1747  
Land Identification Map: 11-1 ((1)) 8

**DATE:** March 9, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated October 30, 2000.

The subject application is a request to rezone 11.18 acres from R-1 to R-3 for 27 single family detached dwelling units at a proposed density of 2.42 du/ac. Access to the site will be provided by extending Heather Down Drive as a Category III public street and connecting to an extension of Stuart Road. The existing cul-de-sac of Stuart Road will be removed.

The applicant should provide sidewalks on both sides of the public streets.

AKR/LAH/lah

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

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ 2001-DR-001  
Edgemoore – Stuart Road, LLC

**DATE:** 2 April 2001

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 revised development plan, dated March 15, 2001. 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 through October 30, 2000, under the heading "Water Quality", the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.  
Protect and restore the integrity of streams in Fairfax County.**

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

.....

Policy k. For new development... apply low-impact site design techniques such a as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase

groundwater recharge and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created...
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas...
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes...
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: ...those which preserve as much undisturbed open space as possible; and those which contribute to ecological diversity..."

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 pages 88 to 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Noise", the Comprehensive Plan states:

"... Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are 65 dBA  $L_{dn}$  for outdoor activity areas; 50 dBA  $L_{dn}$  for office environments; and 45 dBA  $L_{dn}$  for residences, schools, theaters and other noise sensitive uses.

**Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

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

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of 45 dBA  $L_{dn}$ , or to noise in excess of 65 dBA  $L_{dn}$  in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between 65 and 75 dBA  $L_{dn}$  will require mitigation..."

On pages 91 to 93 of the 1990 Policy Plan, the Comprehensive Plan states the following:

**"Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a. For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). ...Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro-climate control, and/or reductions in noise. The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:
  - All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is fifty (50) feet plus four (4) additional feet for percent (%) of slope measured perpendicular to the stream bank. ...Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation."

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 an 11.19-acre site, which falls within the Sugarland Run watershed of the County as well as within the County's Chesapeake Bay watershed generally. The development plan depicts a large stormwater best management practice facility in the northwest corner of the subject property. The site is presently characterized by dense mature deciduous vegetation and the implementation of a large stormwater detention facility will necessitate the removal of a significant amount of vegetation.

#### **Resolution:**

The applicant is encouraged to work with the County's Department of Public Works and Environmental Services to develop a stormwater management plan which preserves as much of this site as possible

### **Highway Noise**

#### **Issue:**

Highway noise analyses were performed for the Fairfax County Parkway (Route 7100). The analysis produced the following noise contour projections (note DNL dBA is equivalent to dBA  $L_{dn}$ ):

65 dBA $L_{dn}$	450' feet from centerline
70 dBA $L_{dn}$	210' feet from centerline

That portion of the site, which is adjacent to the Fairfax County Parkway (Route 7100) may be adversely affected by projected traffic noise. The homes that will be constructed on proposed lots 1-4, lots 17-27 and portions of lots 13, 14, 16 will fall within the 65-70 dBA  $L_{dn}$  impact area.

#### **Suggested Solution:**

In order to reduce noise in interior areas to 45 dBA  $L_{dn}$  or less, any residential structure that will be located within four hundred fifty (450') feet of the centerline of the Fairfax County should be constructed with building materials that are sufficient to provide this level of acoustical mitigation.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA  $L_{dn}$  impact area, one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet

above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may incorporate rear yard privacy fencing within the noise barrier as long such fencing will meet the above guidelines.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated through an independent noise study for review and approval by the Department of Public Works and Environmental Services (DPWES), that these methods will be effective in reducing exterior noise levels to 65 dBA  $L_{dn}$  or less and interior noise levels to 45 dBA  $L_{dn}$  or less.

### **Tree Preservation**

#### **Issue:**

The applicant has not provided an existing vegetation survey for the subject property. However, it appears that subject property is characterized by a stand of dense deciduous trees.

#### **Resolution:**

It is recommended that the applicant provide an existing vegetation survey for the subject property. The applicant is encouraged to work closely with the Fairfax County Urban Forestry Division to identify those areas which are most suitable for tree preservation and to make an effort to preserve the most valuable trees as part of the tree preservation plan for the site.

#### **TRAILS PLAN:**

The Trails Plan Map depicts a bicycle trail along Rossiers Branch on the north side of the site and a pedestrian trail along what is currently the east site of Stuart Road. The Director of DPWES will determine what trail requirements may apply to the subject property at the time of site plan review.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** William Mayland, Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** March 22, 2001

**FROM:** Brian Murphy, Urban Forester II *BWM*  
Urban Forestry Division, OSDS

**SUBJECT:** Edgemoore, RZ 2001-DR-001

**RE:** Your request received March 16, 2001

This review is based on the Generalized Development Plan (GDP), which is stamped received by the Department of Planning and Zoning on March 16, 2001, and a site visit conducted on March 5, 2001.

**Site Description:** This site includes a single family home. The site is primarily bottomland deciduous forest dominated by white and red oaks, tulip poplar and red maple; the quality is very good throughout the site. There is a VDOT stormwater management facility along the eastern property line, which is entirely cleared of trees. The northern portion of the site contains a Resource Protection Area.

Specific Comments

- Comment:** This site contains very high quality trees; however, the GDP shows only 14 trees being preserved.

**Recommendation:** Redesign the site in order to preserve a larger portion of the existing trees in large contiguous groupings. Due to the uniform forest cover found on site no one area has been identified by the Urban Forestry Division as a preferred location for preservation.
- Comment:** No tree cover calculations have been provided for this site, and the tree resources on the site have not been adequately addressed in the site design (see comment # 1)

**Recommendation:** Obtain a commitment to provide the required 20% tree cover by preserving existing trees on the site. It is the opinion of the Urban Forestry Division that if meaningful tree preservation is not ensured on this site, the residential development criteria for tree and natural resources preservation will not be met.
- Comment:** Note 25 on sheet 2 of 2 states that trees in common open space parcels A and C will be cleared for storm sewer and sanitary sewer outfall. This clearing, however, is not shown on the GDP.

**Recommendation:** Provided limits of clearing and grading for the proposed utility installation so that the impact on proposed tree preservation on the site can be adequately assessed.

4. **Comment:** Notes 20 and 21 on sheet 2 of 2 state that the limits of clearing and grading and utilities layout shown on the GDP are approximate and subject to adjustment at the

time of final engineering. This note does not commit the applicant to engineer the site to provide the amount of tree preservation and open space in the locations shown on this plan.

**Recommendation:** Remove these notes from the GDP, or provide clarification that the subdivision plan submitted for this site will be in substantial conformance with the limits of clearing and grading shown on the GDP, subject to minor modifications for utilities installation as approved by the Department of Public Works and Environmental Services.

5. **Comment:** Trees to be preserved on this site will require protection and care throughout the development process.

**Recommendation:** Recommended proffer language to address this issue: "The applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plan submission. The tree

preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter 20 feet to either side of the limits of clearing and grading for the entire site as shown on the approved GDP. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization."

"All trees and tree save areas shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the phase I & II erosion and sediment control sheets in all areas."

Edgemoore  
RZ 2001-DR-001  
March 22, 2001  
Page 3

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

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

BWM/  
UFDID#01-1632

CC: Irish Grandfield, Environmental Planner, E&DRB, Planning Division, DPZ  
Steve McGregor, Land Use Planner, E&DRB, Planning Division, DPZ  
RA File  
DPZ File

# Environmental Assessment Map

## RZ 2001-DR-001



**Study Area Assessment:**

Asbestos Soils:	0.00	Acres
Hydric Soils:	2.02	Acres
Slopes >= 15%:	0.78	Acres
RPA:	2.57	Acres
Included Parcels:		
0111 01 0008		

**Notes:**

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS.  
 The features here are generated and therefore approximate.  
 Information provided is partial in nature - do not assume that a feature not shown, does not exist.  
 This information has not been verified and should not be used in place of site specific environmental studies.

**Legend**

- Parcels
- Slopes >= 15%
- Hydric Soils
- Asbestos Soils
- Streams
- Resource Protection Areas

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator  
Zoning Evaluation Division, OCP

DATE: March 23, 2001

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2001-DR-001  
Tax Map No. 011-1- /01/ /0008

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

1. The application property is located in the SUGARLAND RUN (B2) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available 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 in accordance with the context of the Blue Plains Agreement of 1984. 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 12 inch pipe line located IN AN EASEMENT and APPROX. 50 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

January 31, 2001

**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 01-DR-001

---

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 domestic water service is available at the site from existing 8 & 12 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Attachment

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

January 22, 2001

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

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

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ  
2001-DR-001

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 #39, North Pointe.
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: 3/26/01

Case # RZ-00-DR-001

Map: 11-1

PU 3313

Acreage: 11.19

Rezoning

From : R-1 To: R-3

TO: County Zoning Evaluation Branch (DPZ)

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
Armstrong 3304	K-6	567	455	470	97	479	88
Herndon 3181	7-8	1100	1227	1253	-153	1420	-320
Herndon 3270	9-12	2225	2284	2376	-151	2453	-228

- 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	27	X.4	11	SF	11	X.4	4	7	11
7-8	SF	27	X.069	2	SF	11	X.069	1	1	2
9-12	SF	27	X.159	4	SF	11	X.159	2	2	4

Source: Capital Improvement Program, FY 2002-2006, 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 (Armstrong Elementary) is currently projected to be below capacity.

Enrollment in the schools listed (Herndon Middle , Herndon High) are currently projected to be near or above capacity.

The 1 students generated by this proposal would require .04 additional classrooms at Herndon Middle (1 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$14,000 based upon a per classroom construction cost of \$350,000 per classroom.

The 2 students generated by this proposal would require .08 additional classrooms at Herndon High (2 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$28,000 based upon a per classroom construction cost of \$350,000 per classroom.

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

## MEMORANDUM

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

**DATE:** February 13, 2001

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

**SUBJECT:** Rezoning Application Review

Name of Applicant/Application: Edgemore - Stuart Road LLC

Application Number: RZ2001-DR-001

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

Date Received in SWPD: 1/17/01

Date Due Back to DPZ: 2/7/01

Site Information:           Location               - 011-1-01-00-0008  
                                  Area of Site         - 11.19 acres  
                                  Rezone from         - R-1 to R-3  
                                  Watershed/Segment - Sugarland Run / Middle Sugarland

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): Channel stabilization projects SU271 is located approximately 2000 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: Edgemore - Stuart Road LLC / RZ2001-DR-001

**\*\*\*\*\* 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/rz2001dr001

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



# FAIRFAX COUNTY PARK AUTHORITY

APPENDIX 12

## MEMORANDUM

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

**FROM:** Lynn S. Tadlock, Director  
Planning and Development Division *KIRK HALLY FOR*

**DATE:** March 7, 2001

**SUBJECT:** RZ 2001-DR-001  
The Davis Property  
Loc: 11-1((1))8

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

1. The development plan for The Davis Property proposes 27 single-family units that will add approximately 90 residents to the current population of Dranesville District. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis, volleyball courts and athletic fields. The FCPA requests that 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. It is requested that the applicant contribute \$18,450 to the Fairfax County Park Authority to maintain the current level of service for recreational facilities in this area.

*The Comprehensive Plan for Fairfax County, Virginia, Area III, Upper Potomac Planning District, UP4 Greater Herndon Community Planning Sector, Parks and Recreation Recommendations, page 463, states: "Additional Neighborhood Park facilities should be provided in conjunction with new residential development in Suburban Neighborhoods."*

*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 RZ 2001-DR-001 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.”

2. The construction of 27 homes on this 11.2-acre site will increase imperviousness, resulting in a proportionate increase in runoff through downstream Sugarland Run Stream Valley Park. On sheet 2, the developer states an intention of pursuing a SWM/BMP waiver. If this waiver is granted, the severity of damage to the stream will be much greater than if a SWM/BMP facility is constructed. Therefore, FCPA requests that a SWM/BMP waiver not be granted.

Rosier's Branch, the tributary of Sugarland Run along which the development will be located, was labeled as an "Existing Management Priority Area" in the Metropolitan Washington Council of Governments' Rapid Stream Assessment Technique Survey of the Sugarland Run Watershed. This designation, concurred with by the Fairfax County Stream Protection Strategy Baseline Study of January 2001, indicates that protective measures be taken to prevent further stream degradation within the Sugarland watershed.

Also, the 1996 Fairfax County Master Plan for Flood Control and Drainage Pro Rate Share Projects proposes a stream bank stabilization project for the section of Sugarland Run immediately downstream from the development and on Park property. It is identified as SU271. This project is a testimony to the fact that erosion has been occurring for some time now, and that an adequate outfall does not exist.

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  
Sonia Sarna, Plan Review Team, Planning and Land Management Branch  
File Copy

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

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.
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.

**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		