

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
October 26, 1988
STAFF REPORT



APPLICATION NUMBER RZ 88-V-029
MOUNT VERNON DISTRICT

Applicant: Terrell G. and Cathy L. Covington

Present Zoning: R-1

Requested Zoning: R-3 (cluster)

Proposed Use: Single Family

Acreage: 4.71 acres

Subject Parcels: 98-2 ((1)) 14

Application Filed: March 18, 1988

Planning Commission Public Hearing: November 9, 1988

Board of Supervisors Public Hearing: Not Scheduled

Staff Recommendation: The staff recommends that the Zoning Ordinance, as it applies to the application property, be amended from the R-1 to the R-3 District subject to proffers consistent with those contained in Appendix 1.

Staff further recommends approval of a waiver of the Minimum District Size requirement of the R-3 District.

It should be noted that it is not the intent of the 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.

For Information Call Zoning Evaluation Division, OCP at 246-3387.

KS:149

REZONING APPLICATION

RZ 88-V-029

RZ 88-V-029
FILED 03/18/88

COVINGTON, TERRELL G. & CATHY L.
TO REZONE: 4.71 ACRES OF LAND; DISTRICT - MOUNT VERNON
PROPOSED: SFD DWELLING
LOCATED: S.W. SIDE POMICK RD. APPROX. 1100 FT.
S.E. OF ITS INTERSECTION WITH MAGIC LEAF RD.

ZONING: R-1
TO: R-3

MAP REF 098-2- /01/ /0014-



REZONING APPLICATION

RZ 88-V-029

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FILED 03/18/88

COVINGTON, TERRELL G. & CATHY L.

TO REZONE: 4.71 ACRES OF LAND; DISTRICT - MOUNT VERNON

PROPOSED: SFD DWELLING

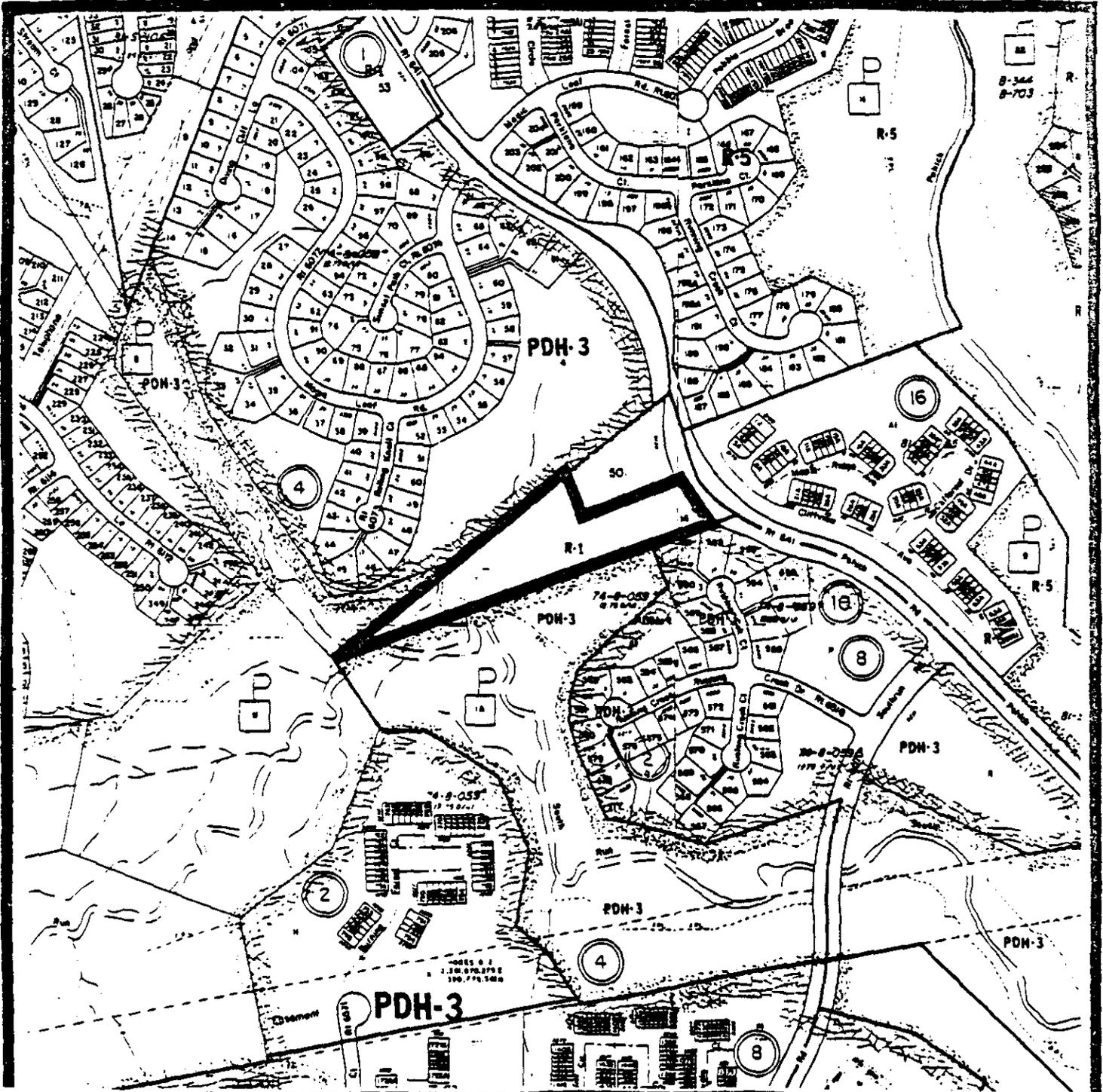
LOCATED: S.W. SIDE POHICK RD. APPROX. 1100 FT.
S.E. OF ITS INTERSECTION WITH MAGIC LEAF RD.

ZONING: R-1

TO: R-3

MAP REF

098-2- /01/ /0014-



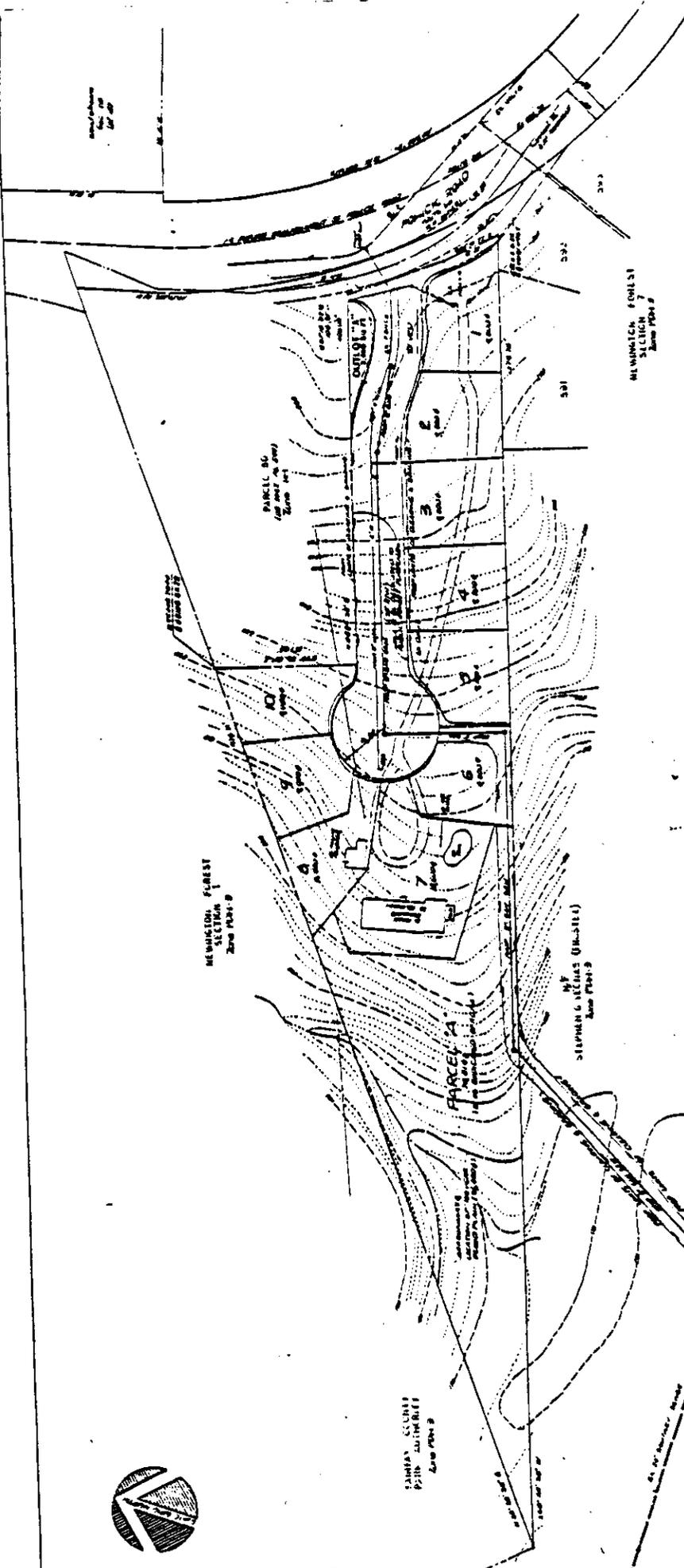


MEMPHIS FOREST SECTION 1 Zone PMS-9

SARASOTA COUNTY Park Authority Zone PMS-9

STEPHEN G. ALCHES (GULF-111) Zone PMS-9

MEMPHIS FOREST SECTION 7 Zone PMS-7



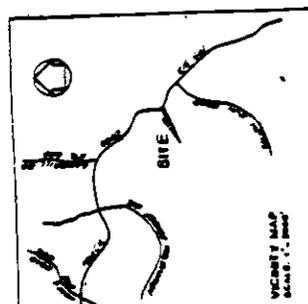
OWNERS
 MEMPHIS FOREST SECTION 1
 MEMPHIS FOREST SECTION 7

NOTE:
 THIS PROPERTY IS BEING DEVELOPED AS A
 RESIDENTIAL DEVELOPMENT AND IS NOT
 TO BE USED FOR ANY OTHER PURPOSES
 WITHOUT THE WRITTEN CONSENT OF THE
 DEVELOPER AND APPROVAL OF THE
 APPROPRIATE AGENCIES.

SEE TABULATIONS for details of the
 various parcels and their respective
 areas and uses.

SCALE: 1" = 100'
 DATE: 11/1/88
 DRAWN BY: J. H. HUGHES

DATE: 11/1/88
SCALE: 1" = 100'



COVINGTON PROPERTY

GENE HALLZIG DEVELOPMENT PLAN

HALLZIG & HUGAN ASSOCIATES P.C.

SCALE: 1" = 100'
DATE: 11/1/88
DRAWN BY: J. H. HUGHES

DATE: 11/1/88
SCALE: 1" = 100'



DATE: 11/1/88
SCALE: 1" = 100'

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

DESCRIPTION OF THE APPLICATION

The applicants request approval to rezone approximately 4.71 acres of land from the R-1 (Residential, One Dwelling Unit Per Acre) to the R-3 (Residential, Three Dwelling Units Per Acre) District in order to develop 10 single family detached units. The applicant proposes to develop the site under the cluster provisions of the Zoning Ordinance at a density of 2.1 dwelling units per acre.

Open space in the amount of 1.61 acres, or 33.9% percent, of the site has been provided.

The applicants request a waiver of Minimum District size requirements in accordance with the Provisions of Section 9-610 of the Zoning Ordinance.

The applicants' proffers, Affidavit and Statement of Justification are contained in Appendices 1, 2 and 3 of this report, respectively.

A cluster subdivision in the R-3 District must comply with the standards set forth in Section 9-615 of the Zoning Ordinance. A copy of these standards can be found in Appendix 4 of this report.

LOCATION AND CHARACTER OF THE AREA

The application property is located on the west side of Pohick Road approximately 900 feet northwest of the intersection of Pohick Road and South Run Road. It is bounded to the west, northwest and south by open space proffered by Newington Forest which is a single detached subdivision developed at 2.75 dwelling units per acre and to the northeast by R-1 zoned parcel developed with one single family detached house. The Forest View Townhouses, located to the east, are developed at a density of 2.56 dwelling units per acre.

With the exception of a single family detached house proposed to be retained on parcel 7, the application property is completely wooded and slopes down southwestward towards South Run Environmental Quality Corridor which traverses the southwestern corner of the site.

COMPREHENSIVE PLAN PROVISIONS

The application property is located in Community Planning Sector P7 of the Pohick Planning District in Planning Area III. Conformance with the Comprehensive Plan has been evaluated in light of the following citations from the Comprehensive Plan:

On page III-69, section A, 1, under "Land Use Recommendations," the Plan states:

"... The non-park land is planned for residential use planned density range 2-3 dwelling units per acre, Development coordination and consolidation of parcels where appropriate to allow preservation of environmental features and good internal traffic circulation is a condition for approval of densities above the low end of the plan density range."

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

ANALYSIS

Generalized Development Plan Description

The applicant proposes to develop the site with 10 single family detached dwelling units under the cluster provisions of the Zoning Ordinance at a density of 2.1 dwelling units per acre. The proposed lots range in size from 8,500 square feet to 18,600 square feet (for the existing house on lot 7). All lots including the existing single family detached house on lot 7 are proposed to be accessed from Pohick Road via a cul-de-sac. Approximately 34 percent of the site is to be dedicated to the Fairfax County Park Authority as part of the South Run EQC. Over one acre of open space is outside the floodplain.

Transportation Analysis

The Transportation Analysis is attached as Appendix 5 of this report. The Office of Transportation has identified the following transportation issues in this application:

- o Pohick Road at this location is recommended in the Comprehensive Plan ultimately to be widened to a four-lane facility. The Virginia Department of Transportation has initiated a project to reconstruct Pohick Road to an improved two-lane facility between Hooes Road and Rolling Road. It appears that the applicant's GDP indicates adequate right-of-way in

front of his property; 45 feet of right-of-way from centerline of Pohick Road as requested by VDOT is provided as shown on the GDP.

- o The applicant has committed to provide ancillary easements since the road improvements on Pohick Road are going to be provided by VDOT.
- o Virginia Department of Transportation Standards indicate that this site could qualify for a future median break. The nearest median break from the proposed application entrance is over 900 feet to the south and north.
- o Approximately 30 feet of stacking space for the right turn lane into the site as shown on the GDP appears to be appropriate due to a low level of peak hour traffic generated out of the proposed 10 units. Therefore, the solution proposed by the applicant in lieu of a full right turn lane is acceptable.
- o Regarding the issue of sight distance at the site entrance, the applicant proffers to clear vegetation within the indicated right-of-way on the curved section of Pohick Road which should resolve the potential sight distance problem at the application site.

All of the transportation issues are resolved to staff's satisfaction.

Environmental Analysis

The Environmental Analysis attached at Appendix 6 indicates that the southwestern portion of the site is an environmentally sensitive area and part of the South Run EQC. On the applicant's GDP, and proffers, Parcel A of approximately 70,319 square feet is to be dedicated to the Fairfax County Park Authority. The GDP is proposed to be proffered, therefore, this portion of the application site would become an integral part of the established EQC.

Public Facilities Analysis

Information regarding the availability of sanitary sewer, water service, fire and rescue services, and Park Authority recommendations may be found in Appendices 7 through 11 respectively. Analysis of these comments indicates that no deficiencies occur in the provision of public facilities and services for this site except that the school analysis

indicates that the Newington Forest Elementary School's current and projected enrollment exceeds the capacity of the school. No drainage problems exist on this site.

Comprehensive Plan Analysis

The Comprehensive Plan recommends single-family development for the property at a density range of 2 to 3 dwellings units per acre. The proposed density of 2.1 dwelling units per acre is at the low end of the Plan range; therefore, an analysis of the Comprehensive Plan Residential Development Criteria is not appropriate in this case. The applicant's proposal to designate approximately 70,319 square feet of open space to be dedicated to Fairfax County Park Authority is consistent with the Comprehensive Plan recommendation.

Ideally, parcel 50 which is zoned R-1 should be consolidated into the proposed development, however, a lower end of the density range as recommended in the Comprehensive Plan without consolidation appears appropriate. Additionally, the proposed cul-de-sac would provide direct access to any future development on lot 50, eliminating the need for direct access onto Pohick Road.

Zoning Ordinance Provisions

The requested rezoning from the R-1 to the R-3 Zoning District must be evaluated under the Zoning Ordinance provisions for the R-3 District found in Article 3 and under the provisions for cluster development in the R-3 District found in Section 9-615 of the Zoning Ordinance.

<u>R-3 Cluster Subdivision</u>	<u>Required</u>	<u>Proposed</u>
Minimum District Size	7 acres	4.71 acres
Minimum Lot Area	8500 s.f.	8500 s.f.
Minimum Lot Width		
Interior Lot	na	na
Corner Lot	80 feet	100 feet
Density	3.0 du/acre	2.1 du/acre
Open Space	15%	33.9%

The table indicates that the application meets the basic R-3 District requirements, except for Minimum District size requirement. Staff believes that a waiver should be granted by the Board pursuant to Sect. 9-610 of the Zoning Ordinance since this is an infill development with public open space dedication. Although the exact house locations are not shown on the GDP, all of the lots will be required to meet bulk regulations of the R-3 District found in Section 3-307 of the Zoning Ordinance prior to the issuance of building permits for the proposed dwellings.

In a cluster subdivision in an R-3 District, the proposed development must comply with the provisions of Section 9-615 of the Zoning Ordinance. Par. 2 of this section requires that the applicant demonstrate that the topography or other physical characteristics of the property are such that cluster development will preserve the environmental integrity of the site and will provide land necessary for public or community facilities or will produce a more efficient or practicable development and that cluster development is in accordance with the Comprehensive Plan and the established character of the area. In this case, by clustering the homes, the applicant will preserve the South Run EQC which lies on the southwestern side of the site. In addition, the applicant is providing one acre of open space adjacent to the EQC. The residents of this development would access to the EQC trail along the stream via Pohick Road. The proposed density and lot sizes would be compatible with surrounding development.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The applicants request approval of a rezoning from the R-1 District to the R-3 (Cluster) District in order to construct 9 single family detached units and retain another existing house for an overall density of 2.1 dwelling units per acre. The Comprehensive Plan recommends a density range of 2-3 dwelling units per acre. The applicant has not consolidated parcel 50 located on the northeast of the application property, however, the proposed cul-de-sac could provide direct access to any future development eliminating a need to provide another direct access on Pohick Road.

Recommendations

Staff recommends that the Zoning Ordinance as it applies to the application property, be amended to the R-3 District subject to proffers consistent with those contained in Appendix 1.

Staff further recommends approval of a waiver of the Minimum District Size requirement of the R-3 District.

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

APPENDICES

1. Proffers
2. Affidavit
3. Statement of Justification
4. Zoning Ordinance Provisions
5. Transportation Analysis
6. Environmental Analysis
7. Sanitary Sewer Analysis
8. Water Service Analysis
9. Fire and Rescue Service Analysis
10. Public School Analysis
11. Park Authority Analysis
12. Department of Public Works Comments
13. Glossary of Terms

PROFFERS

RZ 88-V-029

COVINGTON PROPERTY

OCTOBER 20, 1988

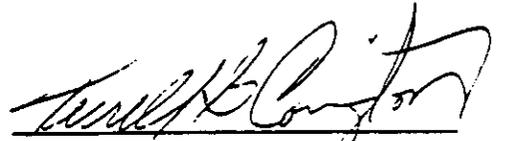
Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, upon approval by the Board of Supervisors of application RZ 88-V-029 to permit the development of 10 single family detached units in accordance with the provisions of the R-3 District and the Generalized Development Plan dated November 4, 1987 as revised dated October 19, 1988 prepared by Harold A. Logan--Associates, the undersigned hereby proffers the following conditions:

1. Each reference to "Applicant" in this proffer will include within its meaning, and will be binding upon, applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.
2. Development of the subject property will be in conformance with the Generalized Development Plan (GDP), which consists of one (1) sheet, prepared by Harold A. Logan--Associates, and dated November 4, 1987 as revised and dated October 19, 1988.
3. The adjacent residential properties to the north and south of the subject property will be protected by 6 foot privacy fencing. Fencing will be on north side of applicant property from Lots 1-5 and east of Lot 10 and also south of Lot 1 on south side of property.
4. Within the area delineated on the GDP as Parcel A the applicant will preserve the existing high quality trees, as determined by the County Arborist.
5. The applicant will dedicate and convey to the Fairfax County Board of Supervisors in fee simple Parcel A (70,319 square feet) as shown on the GDP which includes land within the Fairfax County Environmental Quality Corridor.
6. The applicant will construct a right turn lane of 30 feet in length in conjunction with the tapered entry as shown on the GDP dated November 4, 1987 as revised and dated October 19, 1988 prepared by Harold A. Logan--Associates.

RZ 88-V-029

Proffers
October 20, 1988

7. Outlot A will be preserved as vegetated green space.
8. Applicant will clear vegetation on right of way on curved section of Pohick Road to the north to assure sight distance requirements as determined by VDOT.
9. Applicant will provide all ancillary easements for Pohick Road improvements as required by VDOT.


Terrell G. Covington


Cathy L. Covington

REZONING AFFIDAVIT

Appendix 2

I, Terrell G. and Cathy L. Covington, do hereby make oath or affirmation that I am an applicant in Rezoning Application Number 88-5-029 and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following constitutes a listing of names and last known 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, such beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
<u>Terrell G. & Cathy L. Covington</u>	<u>8215 Pohick Road, Springfield, VA</u>	<u>Owner/Applicant</u>
<u>Charles W. Hazelwood, Jr.</u>	<u>7210 Old Keene Mill Road, Springfield, VA</u>	<u>Attorney</u>
<u>Harold A. Logan & Association, P.C.</u>	<u>4200 Daniels Ave., Annandale, VA 22003</u>	<u>Surveyors</u>
<u>Harold A. Logan</u>	<u>4200 Daniels Ave., Annandale, VA 22003</u>	<u>Surveyor</u>

(b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
<u>Harold A. Logan</u>	<u>4200 Daniels Ave, Annandale, VA 22003</u>	<u>Sole Shareholder of Harold A. Logan & Associates</u>

(c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
<u>NONE</u>		

2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

NONE

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

NONE

WITNESS the following signatures:

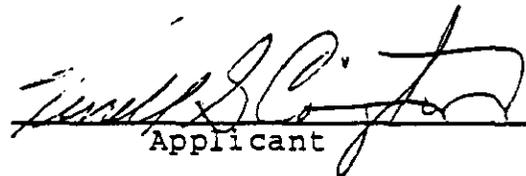
Terrell G. Covington Cathy L. Covington
Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 10th day of October, 1988

STATEMENT OF JUSTIFICATION

The property in this application is located in the Springfield District. As defined in the adopted master plan the property is appropriate for development of single family homes in the 2-3 dwelling units per acre range. The surrounding property is zoned PDH 3 and is developed at 2.75 dwelling units per acre. It is proposed that this property be developed at 2.1 dwelling units per acre in single family homes. Accordingly, the proposed development is fully compatible with the surrounding development, which is single family homes. The proposed development also calls for the dedication of 70,319 square feet to the Fairfax County Park Authority.

All necessary utilities are available to the site and there are no known constraints to developing the site in accordance with the comprehensive plan.


Applicant 3/8/88

9-612

FAIRFAX COUNTY ZONING ORDINANCE

2. Such waiver may be approved only if it is established that the resultant development will be harmonious with adjacent development.
3. Such a waiver may be approved only if the provisions of Article 13 are satisfied.

9-613

Provisions for Waiving Minimum Lot Width, Minimum Yard and Privacy Yard Requirements for Single Family Attached Dwelling Units -

The Board may approve, either in conjunction with the approval of a rezoning or a special exception, the waiving of the minimum lot width, minimum yard and/or privacy yard requirements for single family attached dwelling units. Such waiver may be approved only if it will further the intent of the Ordinance, and the intent and implementation of the adopted comprehensive plan and other adopted policies.

9-614

Provisions for Approval of Nonconforming Condominium and Cooperative Conversions

1. Pursuant to Va. Code Sections 55-79.43 and 55-429, the standards set forth in Sect. 006 above shall not apply and an application for a special exception shall be approved if the applicant can demonstrate to the reasonable satisfaction of the Board that existing nonconformities are not likely to be adversely affected by the proposed conversion.
2. Upon approving a special exception, the Board may impose such conditions as deemed necessary to assure that the development will be in harmony with the purpose and intent of the provisions of this Ordinance.
3. An approval of a special exception shall permit existing nonconformities to continue as nonconformities.

9-615

Provisions for a Cluster Subdivision

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

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat drawn to a designated scale, certified by a professional engineer or land surveyor licensed by the State of Virginia, containing the following information:
 - A. Boundaries of the entire property with bearings and distances on all boundary lot lines.
 - B. Total area of the property in square feet or acres.
 - C. Scale and north arrow.
 - D. Area of open space in square feet or acres and per cent of total area that is open space.
 - E. Type of open space, whether common open space or dedicated open space, and the proposed uses.

SPECIAL EXCEPTIONS

9-615

- F. Maximum number of dwelling units proposed, and the density and open space calculations based on the provisions of Sections 2-308 and 2-309.
 - G. Existing topography with a maximum contour interval of five (5) feet.
 - H. Proposed layout of lots, streets, open space, and limits of clearing.
 - I. Location, where applicable, of recreation areas, parks, schools, floodplains, stormwater management structures and other public or community uses.
 - J. Public right(s)-of-way, indicating width.
 - K. Name and State road number, if applicable, of each street, road and highway.
 - L. Indication that the property is served by public water and/or sewer or private water and/or septic field.
 - M. Designation of minimum lot areas and yards that will be provided on lots adjacent to major thoroughfares and adjacent to the peripheral lot lines of the subdivision.
 - N. Seal and signature of professional person preparing the plat.
2. It shall be demonstrated by the applicant that the location, topography and other physical characteristics of the property are such that cluster development will:
- A. Preserve the environmental integrity of the site by protecting and/or promoting the preservation of features such as steep slopes, stream valleys, desirable vegetation or farmland, and either
 - (1) Produce a more efficient and practicable development, or
 - (2) Provide land necessary for public or community facilities.
 - B. Be in accordance with the adopted comprehensive plan and the established character of the area. To accomplish this end, the cluster subdivision shall be designed to maintain the character of the area by preserving, where applicable, rural views along major roads and from surrounding properties through the use of open space buffers, minimum yard requirements, varied lot sizes, landscaping or other measures.
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

FAIRFAX COUNTY ZONING ORDINANCE

- B. The amount of floodplain on the lot is minimal, and
 - C. The lot otherwise meets the required minimum lot area specified for the district in which located.
4. Upon Board approval of a cluster subdivision, a cluster subdivision plat may be approved in accordance with the plat approved by the Board, the provisions of this Section and the cluster subdivision provisions presented in the zoning district regulations.
 5. In the R-C District, in addition to Par. 2 above, the applicant shall demonstrate that the cluster subdivision and the use of its open space is designed to achieve runoff pollution generation rates no greater than would be expected from a conventional R-C District subdivision of the property.

9-616

Driveways for Uses in a C or I District

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

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

9-617

Density Credit for Major Utility Easements

The Board may approve a special exception to allow density credit for a major utility easement in accordance with the provisions of Par. 4 of Sect. 2-308, and the following:

1. The granting of an easement was not made in exchange for monetary compensation for the grantee-instrumentality; provided however, that, in the discretion of the Board, the exchange of monetary compensation may be permitted based upon the following standards:
 - A. The easement is for a major utility facility providing regional benefit;
 - B. The location of the easement impacts the subject property;
 - C. Monetary compensation is appropriate under the circumstances; and
 - D. The proposed location for the easement is determined to be significantly in the public interest.
2. The area which is the subject of the easement is necessary for the installation or improvement of a public facility which is in accordance with the adopted comprehensive plan. Where such proposed public facility requires approval

FAIRFAX COUNTY, VIRGINIA

Appendix 5

MEMORANDUM

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

DATE: July 6, 1988

FROM: John C. Herrington, Chief
Site Analysis Section, OT *JCH*

FILE: 3-4

SUBJECT: Transportation Impact

REFERENCE: RZ 88-S-029; Terrell & Cathy Covington
Traffic Zone: 1108
Land Identification Map: 98-2 ((1)) 16

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans made available to this Office dated November 4, 1987.

This report consists of two sections. Section I presents basic information regarding the transportation system which may be affected by development of the subject site, and the potential traffic generation of the site under various development options. This material is presented for information purposes only. Section II presents the analysis of the Office of Transportation of the impact of this application on the nearby street network, and the recommendations of this Office for addressing this impact.

The results of this Section II analysis are summarized below. This Office recommends that this application be approved only if the issues in each area have been satisfactorily addressed.

	<u>Satisfactory</u>	<u>Unsatisfactory</u>
IIa Traffic Generation		X
IIb Provision for Future Road Improvements		X
IIc Improvements Required to Adequately Relieve Major Congestion Resulting from Approval of Application	Not Applicable	
IIId Site Access		X
IIe Internal Circulation	X	

Section II of this report addresses only those issues which have been identified as unsatisfactory. Those areas which are omitted from Section II are satisfactory as shown on plans available to date.

SUMMARY OF ISSUES

This Office cannot recommend approval of this application until the following issues are adequately addressed:

- o Demonstration that the proposed alignment of Pohick Road, as indicated on the development plan, is acceptable to VDOT.
- o In the event full road construction is not completed at the time of site development, provision of ancillary easements along Pohick Road.
- o Demonstration of approval of direct access to a future median break from VDOT.
- o Provision of a right turn lane into the proposed entrance.
- o Provision for adequate sight distance at the proposed entrance.

Ia. Existing Roadway System - Description

The roads most likely to be affected by traffic from the proposed site, their functional classification, and their traffic count, are shown below:

<u>Street</u>	<u>Route</u>	<u>Funct. Class¹</u>	<u>From</u>	<u>To</u>	<u>24-Hour Volume²</u>
Pohick Rd.	641	MA	Magic Leaf Rd.	Southrun Rd.	12,538

1. Functional Classification

- PA Principal Arterial. Primary purpose to accommodate travel. Access to adjacent property undesirable.
- MA Minor Arterial. Serves both through and local trips. Access to adjacent property undesirable.
- C Collector. Links local streets and properties with arterial network.
- L Local. Provides access to adjacent properties.

2. The volumes for secondary roads (route numbers 600 and above) are from the Fairfax County 1987 Secondary Traffic Tabulation; VDH&T, 1986 unless otherwise noted. The volumes for interstate and primary highways (route numbers 599 and below) are from Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes for 1986; VDOT, 1987.

Ib. Existing Roadway System — Operation

The operation of the street system in the nearby area and/or likely to be affected by traffic from the proposed site is shown below. The operation of the street system may be measured by the level of service of nearby signalized intersections and/or by an examination of the geometric conditions of the roadway segment(s).

<u>Street</u>	<u>Route</u>	<u>From</u>	<u>To</u>	<u>LOS¹</u> <u>Int.</u>	<u>Geo.²</u> <u>Ade.</u>
Pohick Rd.	641	Magic Leaf Rd.	Southrun Rd.		U- 5, 6

1. Level of Service of Nearby Signalized Intersection

Level of Service data, when shown, from Level of Service Summary for Signalized Intersections in Fairfax County, Fairfax County Office of Transportation, 1987.

- A Free flow. No loaded cycles
- B Stable operation. Occasional loaded cycles
- C Stable operation. More frequent cycles, but acceptable delays
- D Approaching instability. Occasional delays of substantial duration
- E Capacity. Long queues and many delays
- F Jammed conditions
- N/A Current data is not available for this intersection

2. Geometric Adequacy of Street Segment

- S Satisfactory street geometry (width, alignment)
- U Unsatisfactory segment due to:
 - 1 narrow width
 - 2 inadequate shoulders
 - 3 poor horizontal alignment
 - 4 poor vertical alignment
 - 5 all of the above
 - 6 existing traffic volumes exceed design capacity
 - 7 other

Ic. Traffic Generation

The table below shows a comparison of the traffic generation of the site if developed in accordance with:

	<u>Trips Per Day</u> ¹
Existing Zoning: R-1 (4.71 acres)	40 vpd
Existing Use: Vacant	0 vpd
Comprehensive Plan: 2-3 du/ac	90-140 vpd
Application: R-3 (10 dwellings)	100 vpd

1. These trip generation estimates are based on data for single family dwellings from Trip Generation, Institute of Transportation Engineers, 1987, and on other parameters as noted.

Id Traffic Impact

The impact of the traffic to be generated by the subject application is anticipated to be:

- insignificant due to
- low volume of traffic generation
 - location of site
 - within shopping center
 - on collector or local street
 - other
 - other
- significant due to
- traffic generation of the application exceeds the traffic generation from development in accordance with:
 - the high end of the Plan range (Section IIa)
 - the low end of the Plan range, and sufficient mitigating measures have not been provided (Section IIa)
 - other uses of the property which are allowed by the existing zoning, and sufficient mitigating measures have not been provided (Section IIa)
 - potential interference/inconsistency with needed future road improvement(s) (Section IIb)
 - need for roadway improvements to accommodate site-generated traffic (Section IIc)
 - poor site access design which will adversely affect traffic flow and/or create potential safety hazards (Section II d)
 - poor internal circulation which may result in adverse off-site traffic impacts (Section IIe)
 - other
- significant, but adequately addressed in plans, proffers submitted to date

[IIa Traffic Generation

The estimated traffic generation resulting from the approval of the application is shown in Section Ic. Also shown in Section Ic is a comparison of this traffic generation with the traffic generation of other potential uses of this site.

The traffic generation of the application is unsatisfactory due to:

- _____ the magnitude of traffic generation exceeds that which was anticipated in conjunction with the preparation of the adopted Plan. The approval of more intense uses than those allowed in the Plan could set a precedent for other applications and contribute to the premature obsolescence of the Plan.
- X the magnitude of traffic generation exceeds that which could occur as a result of other allowable uses of the site, and sufficient measures to mitigate the impact of this greater traffic have not been provided with this application.
- _____ the Zoning Ordinance requires that uses regulated under Special Exception/Permit be allowed only if their traffic impacts will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. Because of the failure to mitigate these traffic impacts this application does not meet this standard. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.
- _____ this use is regulated in the Highway Corridor District and must meet the access requirements of that District (see Section [II d]).
- X the application requests rezoning approval to an intensity which is above the low end of the range prescribed in the Plan. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

IIB Provision for Future Transportation Improvements

Development of the site will be affected by the need to provide for future transportation improvements. Table II-1 presents a listing of those future road improvements which affect the site. The provisions which this application has made for future roadway improvements are unsatisfactory due to:

<u>X</u>	failure to dedicate sufficient right-of-way
---	failure to provide sufficient construction
---	other (see below)

TABLE II-1

Future Road Improvements Affecting Development
of the Site
(see key on next page)

<u>Street</u>	<u>Improvement Code</u>	<u>Min. R-O-W</u>	<u>Plan Status</u>	<u>Implementation Status</u>	<u>Agency</u>
Pohick Rd.	W(4)	45-57(CL) ^{1,2}	A	PE	N/A

- The Comprehensive Plan recommends that this portion of Pohick Road be widened to four lanes. In addition, the Virginia Department of Transportation has initiated a project to reconstruct Pohick Road to an improved two-lane facility between Hooes Road and Rolling Road. The applicant has shown a possible future alignment of Pohick Road which indicates that adequate right-of-way is available. However, because there are no design plans available at this time, the applicant should demonstrate VDOT approval for the proposed alignment of Pohick Road adjacent to the site. The development plan shows a centerline radius of 600 feet for Pohick Road. The VDOT standards require minimum radii of 955 feet (urban) and 1,273 feet (rural) for minor arterials on rolling terrain. A determination by VDOT that this portion of Pohick Road meets both the "urban" and "hilly" criteria would be necessary for the 600-foot radius to meet standards. If VDOT approves the alignment shown on the development plan, then the dedication shown would be adequate.
- Where full construction is not provided at the time of site development, all necessary ancillary easements should be provided in order to accommodate future widening of Pohick road.

KEY TO TABLE II-1

Improvement Codes

I ()	Improve () lane
W ()	Widen to () lanes
NL	New Location () lanes
DEM	Match similar improvements on nearby parcels as determined by DEM at time of subsequent plan review
F	Preserve right-of-way for future need
SD	Service Drive
O	Other

Minimum Right-of-way

90	Minimum right-of-way to accommodate needed improvement
45 (CL)	Minimum right-of-way, measured from centerline of adjacent road, necessary to accommodate needed improvement
DEM	Final right-of-way determination to be made by DEM at time of subsequent plan review
O	Other

Plan Status

A	Element of adopted Countywide Plan
F	Not included in adopted Countywide Plan but likely future need
O	Other

Implementation Status

CI	Construction initiated or imminent
ROW	Final design completed; right-of-way acquisition imminent or underway
D	Final design underway
PE	Preliminary engineering underway
F	Project planning not yet initiated
O	Other

Implementation Agency

V	Project included in current VDOT Six-Year Program
F-1	Project included in County Bond Program for construction
F-2	Project included in County Bond Program for design
N/A	Project not included in any current program
O	Other

[[Id Site Access

The direct site access proposed for the subject application is unsatisfactory for the following reasons:

- entrance(s) would interfere with smooth traffic flow on an arterial road and create potential safety hazards due to:
 - speed changes and conflicting travel paths resulting from vehicular turning movements directly to and from the arterial
 - U-turns and weaving maneuvers resulting from absence of direct left turn access at a median break
- entrance(s) too close to another driveway or street and would result in vehicular turning movement conflicts
- entrance(s) may be improperly located with respect to opposite streets/entrances and either existing or future median breaks¹
- entrance(s) violate principles of functional classification
- improvements needed on adjacent street to minimize impact of development
 - right-turn/deceleration lane²
 - left-turn/deceleration lane
 - other off-site improvements
- potential sight distance problems³
- access is not provided as prescribed by the Highway Corridor District; i.e. via a functional service drive, a street not intended to carry through traffic, or internally within a shopping center
- absence of public streets, travel lanes, or service drive connections to adjacent properties would add unnecessary traffic and turning movements to the arterial street network
- other

1. It appears that under current VDOT median break spacing criteria for 35 MPH facilities, the proposed site would qualify for a median break. However, in order to minimize "U" turns and weaving maneuvers at future nearby median crossovers, the applicant should demonstrate approval of direct access to a median crossover from VDOT.
2. In order to minimize the impacts of development upon through traffic, a right turn lane should be provided into the entrance.
3. Due to the substandard vertical and horizontal alignment of this segment of Pohick Road, the sight distance at the proposed entrance may be inadequate. The PFM requires 350 feet of sight distance in each direction along facilities with 35 MPH speed limits.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director DATE: AUG. 22 1988
 Zoning Evaluation Division, OCP

FROM: James H. Collins, Senior Environmental Planner
 Environmental and Cultural Resources Branch, OCP *JHC*

FILE NO: 26 COLLINS

SUBJECT: Environmental Assessment for: RZ 88-~~V~~-029, Covington

COMPREHENSIVE PLAN CITATIONS:

The 4.71-acre property is located in Community Planning Sector p7 of the Pohick Planning District in Planning Area III. Conformance with the Comprehensive Plan guidance for the environment has been evaluated by reviewing the application in light of the following citations from the Comprehensive Plan:

On page III-70, under the section entitled "Environment" in the recommendations for the p7 Planning Sector, the Comprehensive Plan states the following:

- "A. Preserve the South Run Environmental Quality Corridor through acquisition and/or dedication.
- B. Preserve the South Run Environmental Quality Corridor by applying the watershed land use planning model to residential densities.
- C. Require all new development to implement best management practices for nonpoint pollution control. The nature of the BMPs needed will be determined on a case-by-case basis."

On page I/C-5, under "Policy #12" in the "Board of Supervisors Policies", the Comprehensive Plan states the following:

"Policy 12: Open Space - Fairfax County should support the conservation of appropriate land areas in a natural state (including small open spaces in already congested and developing areas for passive neighborhood uses, visual relief, scenic value and screening and buffering purposes) to preserve, protect and enhance stream valleys, meadows, woodlands, wetlands and plant and animal life through a combination of an acquisition program, a tax policy, the police power and other appropriate means."

On page I/C-74, under the section entitled "Water Quality and Quantity" in the "Environmental Recommendations", the Comprehensive Plan states the following:

- "4. Recognize the sensitivity and need to protect the integrity of stream valleys by discouraging any development within 100-year floodplains and adjacent steep slopes."

On pages I/C-74 and 75, under the section entitled "Open Space" in the "Environmental Recommendations", the Comprehensive Plan states the following:

- "2. Protect the environmental quality corridor (EQC) open space system as described below:

- o Sensitive Lands EQCs. These lands are to be protected in undisturbed open space, except provisions may be made for the installation of recreational trails, necessary road and utility crossings, and stormwater management structures, and for some development on steep slopes and marine clay (soil number 118) soils, subject to the following conditions. The number of road and utility crossings should be minimized. Alternatives to the installation of utilities parallel to streams should be actively pursued. When trails, road and utility crossings, and stormwater management structures are placed in EQCs, efforts should be made to mitigate adverse impacts on streams, wetlands, vegetation, and slopes, impacts such as sedimentation, excessive clearing of vegetation, and erosion. Generally sensitive lands EQCs should not be developed with buildings or parking lots. However, in cases where steep slopes cover an extensive area, some buildings may be allowed on the steep slopes furthest away from the stream if grading is minimized, care is taken to remove as little vegetation as possible, and if the floodplain, floodplain soils, wetlands, and minimum buffer width remain undisturbed. Marine clays soils may be build upon, subject to design and construction standards set by the County Geotechnical Review Board. Otherwise, the sensitive lands EQCs as defined in recommendation 1 represent the limit of clearing of natural vegetation along the County streams.

3. Pursue a variety of implementation tools for the preservation of open space land including, for example, new zoning categories, additional performance standards, open space dedication at rezoning and site plan review, fee simple and easement acquisition, tax incentives, and agricultural and forestal districts. To the extent possible, sensitive lands EQCs should be protected through implementation methods which provide public ownership or control so that adverse impacts on these ecologically sensitive areas can be minimized.
4. Encourage public access and compatible forms of recreation within sensitive lands EQCs. Where appropriate, relate public facility improvements such as parks, camp areas, libraries, schools and nature centers to the EQC system. However, active recreation must be coordinated with and not compete against the conservation goals of the EQC system.
7. Protect and enhance the features identified in the citizen inventory of environmental resources. Those resources that are located within or adjacent to sensitive lands EQCs should receive protection through regulation or acquisition (either fee simple, easement, or dedication)."

On page I/C-75, under the section entitled "Physical Hazards" in the "Environmental Recommendations", the Comprehensive Plan states the following:

- "1. Ensure that land use planning is responsive to the constraints imposed by such factors as floodplains, wetlands, slippage soils, steep slopes, erodible soils, septic limitation areas, and aquifer recharge zones.
4. Protect steep slopes during the construction phase of development, especially where they occur in conjunction with erodible soils.
5. Strengthen sediment control practices where erodible soils would adversely affect wetlands or streams."

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The analysis that follows describes environmental constraints inherent to the subject property, issues related to the Development Plan dated November 4, 1987, which was the most recent submission available at the time of this analysis, and potential mitigation measures.

Barbara A. Byron, Director
RZ 88-S-029
Page Four

The proposed development provides for adequate preservation of the South Run environmental quality corridor (EQC) through its dedication to the Fairfax County Park Authority. The EQC boundary is intended as a minimum limit of clearing and grading. In addition, the Comprehensive Plan mentions the need for water quality best management practices to be implemented. The applicant should provide an additional vegetative buffer between the stream valleys and the proposed dwellings to comply with this Plan provision.

JHC:elf



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



SOIL SCIENCE OFFICE
11242 Waples Mill Road, Suite 200
Fairfax, Virginia 22030
Phone - 703/246-5300

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

DATE: April 20, 1988

FROM: Mark Plank
Soil Scientist

SUBJECT: RZ 88-S-029

REFERENCE: Tax Map Number 98-2-001-14

A soil evaluation report has been prepared for the above referenced tract. The site is located in the Piedmont Upland Physiographic Province.

One (1) percent of this tract is mapped as Mixed Alluvial Land (1). The limits of the 100-year floodplain will need to be established prior to development.

The remaining land area of the tract is mapped as the Appling (60) and Louisberg (63) soils. These well drained soils have few limitations for urban uses. They are, however, very susceptible to damage from soil erosion. The development occurring in the 60C and 63D soil areas will need to implement and maintain proper soil erosion practices during construction to prevent sediment from reaching the South Run Creek.

Development of this site will require a geotechnical engineering study, to establish the limits of the 100-year floodplain.

A soil map, legend, description of soil characteristics, and list of potential soil-related problems are included in the accompanying report.

MP:lv
Soils:142

Attachment

cc: ✓ Richard C. Little, Director, Planning Division,
Office of Comprehensive Planning
Bruce Douglas, Branch Chief, Office of Comprehensive Planning
Irving Birmingham, Director, Design Review,
Department of Environmental Management
Jack White, Special Projects, Department of Environmental Management



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



SOIL SCIENCE OFFICE
11242 Waples Mill Road, Suite 200
Fairfax, Virginia 22030
Phone - 703/246-5300

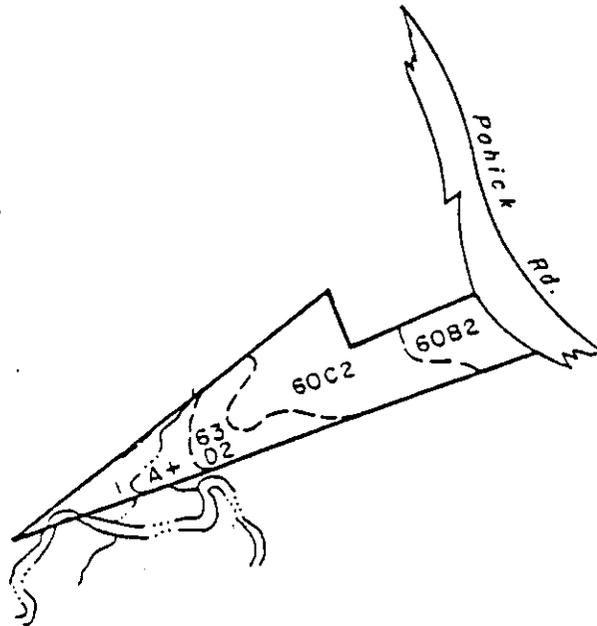
REZONING SOIL EVALUATION

1. APPLICATION

Application No.:	<u>RZ 88-S-029</u>	Acreage:	<u>4.71</u>
Applicant:	<u>Covington, Terrell G. and Cathy L.</u>		
Proposed Use:	<u>SFD Dwellings</u>		
Present Zoning:	<u>R-1</u>	Proposed Zoning:	<u>R-3</u>
Location:	<u>Southwest side Pohick Road approximately 1100 feet southeast of its intersection with Magic Leaf Road</u>		
Map Reference No(s).:	<u>98-2-001-14</u>		
Soil Investigation By:	Mark S. Plank, Soil Scientist		
Date:	April 20, 1988		

2. SOIL MAP

Physiographic Province: Piedmont Upland



Soil Boundary: - - - - -



KEY AND LEGEND TO THE SOIL MAP

Soil Map Symbol: 60B2
 Soil Number: 60
 Slope: B
 Erosion 2

SLOPE SYMBOLS

A - 0 - 2 Percent
 B - 2 - 7 Percent
 C - 7 - 14 Percent
 D - 14 - 25 Percent
 E - 25 Percent and over

EROSION SYMBOLS

+ - Soil accumulation
 0 - No erosion
 1 - Slight erosion
 2 - Moderate erosion
 3 - Severe erosion

Soil Map Symbol	Soil Series Name	Slope Range Percent	Acreage	Percent of Site
1A	Mixed Alluvial Land	0-2	1.0	21
60B	Appling	2-7	0.7	15
60C	Appling	7-14	2.3	49
63D	Louisberg	14-25	0.7	15
Totals			4.7	100

3. POTENTIAL SOIL PROBLEMS

	Yes/No	Soil No(s).
A. Slope Instability	N	
B. Marginal to Low Bearing Capacity	Y	1
C. High Seasonal Ground Water	Y	1
D. High Shrink-Swell Clays	N	
E. Poor Infiltration Characteristics	N	
F. Shallow Depth to Bedrock	Y	63
G. High Erodibility	Y	60, 63
H. Flood Plain (Alluvial)	Y	1

4. DESCRIPTION OF SOIL CHARACTERISTICS

Soil Series	Description and Comments
Mixed Alluvial (1)	Mixed alluvial soils are a channel-dissected soil complex in floodplains and drainageways that consist of alluvium eroded from surrounding hillsides during geologically recent times and from agricultural or construction activities. Soil materials range from soft organic silts and clays to dense gravel-sand-silt-clay mixtures. Stream channels often migrate within these soils during major storm runoff events. Stream bank erosion at the outer radius of meander loops may result in undercutting of embankments on adjacent properties. Seasonal high groundwater tables are from zero to two and one-half feet.
Appling (60)	This is a deep, well drained soil forming from weathered products of granite and granite-gneiss. These soils are found on convex ridgetops and sideslopes. They have few limitations for most urban uses.
Louisburg (63)	This is a shallow, porous, excessively drained soil found on steep slopes underlain by granite and granite-gneiss. These soils provide good foundation support for buildings. The shallow depth to hard rock (1 to 4 feet) in some places decreases the potential suitability of these soils for septic drainfields and basements.

5. GEOTECHNICAL REQUIREMENTS:

A geotechnical engineering study in accordance with Chapter 107 (Problem Soils) of the Fairfax County Code and the Geotechnical Guidelines of the Public Facilities Manual is required to address major soil problems associated with proposed development in the Mixed Alluvial Land (1) soils on this site.

FOOTNOTES

This report and accompanying soil map is based on a site investigation of the property.

Note: The soils on this site must not be considered stable in deep (>5 feet) excavations.

BOARD OF DIRECTORS

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Member



Puller A. Hughes, Jr.
Executive Director

TELEPHONE
(703) 591-6660

COMMONWEALTH of VIRGINIA

NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT

11216 WAPLES MILL ROAD • FAIRFAX, VIRGINIA 22030

April 29, 1988

TO: Richard G. Little, Director
Planning Division
Office of Comprehensive Planning

FROM: Puller A. Hughes, Jr. *PAHQ*
Executive Director

RE: Conservation Report on: Rezoning Application RZ 88-S-029

In response to your request, I am transmitting to you the conservation report prepared by our technical staff on the above mentioned rezoning application. If you have any questions, please feel free to call us.

BOARD OF DIRECTORS

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Director



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Executive Director

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(703) 591-6660

COMMONWEALTH of VIRGINIA

NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT

11216 WAPLES MILL ROAD • FAIRFAX, VIRGINIA 22030

April 29, 1988

TO: Puller A. Hughes, Jr., Executive Director
Northern Virginia SWCD

FROM: Randy Stouder
Conservation Specialist

A handwritten signature in cursive script, appearing to read "R. Stouder".

RE: Conservation Report on Rezoning Application RZ 88-S-029

Parcels 8, 9, and 10 extend onto steep slopes that may be considered EQC by the steep slope component of this system. Limits of clearing and grading should be kept as close to the houses as possible, and the houses should be sited close to the road to facilitate tree saving on the steeper portions of the site. South Run is in close proximity to the site.

RSS:jdc

cc: Barbara Byron, OCP

MEMORANDUM

TO: Richard G. Little, Director
Planning Division
Office of Comprehensive Planning

FROM: Edgar M. Chase, Director 
Air Pollution Control Division

SUBJECT: Air Quality Input to Development Plan Analysis

DATE: April 29, 1988

Application RZ 88-S-029 has been reviewed by this office for an assessment of its impact on the County's air quality. The new development as envisioned in this application will not violate current air quality standards.

EMC:nlh

cc: Bruce G. Douglas, OCP

Planning Division
Office of Comprehensive Planning

FROM: Edgar M. Chase, Director
Air Pollution Control Division

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: JUL 26 1988

THRU: *Richard G. Little*
Richard G. Little, Director
Planning Division, OCP

FROM: Larry T. Bizette, Planner II
Plan Development Branch, OCP

FILE NO: 1466 (zoning)

SUBJECT: Land Use Assessment for: RZ 88-S-029

COMPREHENSIVE PLAN CITATIONS:

The 4.77-acre property is located in Community Planning Sector P7 of the Pohick Planning District in Planning Area III. Conformance with the Comprehensive Plan guidance for land use has been evaluated by reviewing the application in light of the following citations from the Comprehensive Plan:

On page III-69, section A, 1, under Land Use Recommendations, the Plan states:

"... The non-park land is planned for residential use planned density range 2-3 dwelling units per acre. . . . Development coordination and consolidation of parcels where appropriate to allow preservation of environmental features and good internal traffic circulation is a condition for approval of densities above the low end of the plan density range."

The Area III Plan map shows that the subject property is planned for residential use at 2-3 dwelling units per acre and public park use.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The following analysis describes the appropriateness of the specific application request and the development plan dated November 4, 1987, which was the most recent submission available at the time of this analysis:

The applicant has applied to rezone 4.77 acres from R-1 to R-3, residential. The site is presently undeveloped except for one single-family residence. Adjacent properties in Newington Forest are developed at a density of 2-3 dwelling units per acre using the Planned Development Housing district.

The Comprehensive Plan designates part of this site for residential use at 2-3 dwelling units per acre. The Plan recommends the higher end of the density range where coordination and consolidation has occurred with adjacent property to protect the environmental features of the area. The proposed development plan shows a conventional subdivision of 10 lots at a density of 2.1 dwelling units per acre. The proposed plan, however, did not show consolidation with adjacent parcel. (tax map reference number: 98-2 ((1))-50). Since consolidation was not proposed, the Plan recommends the lower end of the planned density range for development. The proposed plan residential density of 2.1 dwelling units per acre approximates this lower density. Therefore, the proposed residential development is in general conformance with the Plan goals for residential development in this area.

The Plan also designates part of this site for public park use along a tributary of South Run. The applicant proposes dedication to the Fairfax County Park Authority of that portion of land generally within the Environmental Quality Corridor on the site. The proposed dedication of land for public park use also conforms with the Plan goals for protection of water quality and environmental features in this area.

CONCLUSION:

The application is in general conformance with the land use goals and policies of the Plan.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: April 4, 1988

FROM: Gilbert Osei-Kwadwo (Tel: 691-2191)
System Engineering & Monitoring Division
Department of Public Works

SUBJECT: Sanitary Sewer Analysis, Rezoning Application RZ 88-S-029

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

1. The application property is located in the Pohick Creek (N-2) Watershed. It would be sewered into the Lower Potomac Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for the development of this site.

3. A Ex. 10 & 24 inch line located in easement and approx. 100 feet from the property is/is not adequate for the proposed use.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: _____

Date April 18, 1988

TO: Staff Coordinator (Tel: 691-3387)
Zoning Evaluation Branch
3rd Floor, City Square Office Building

FROM: Deputy Director, Planning (Tel: 698-5600)
Engineering and Construction Division
Fairfax County Water Authority

SUBJECT: Water Service Analysis, Rezoning Application RZ 88-S-029

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.

2. Adequate water service is available at the site.

X Yes No

3. Offsite water main extension is required to provide

Domestic Service Fire Protection Service X Not Applicable

4. The nearest adequate water main available to provide

X Domestic Service X Fire Protection Service

is a 12 inch main located at ~~XXXXXX~~
the property. See enclosed property map.

Other pertinent information or comments: _____

REZONING APPLICATION

RZ 88-~~V~~-029

RZ 88-S-029

FILED 03/18/88

COVINGTON, TERRELL G. & CATHY L.

TO REZONE: 4.71 ACRES OF LAND; DISTRICT - SPRINGFIELD

PROPOSED: SFD DWELLING

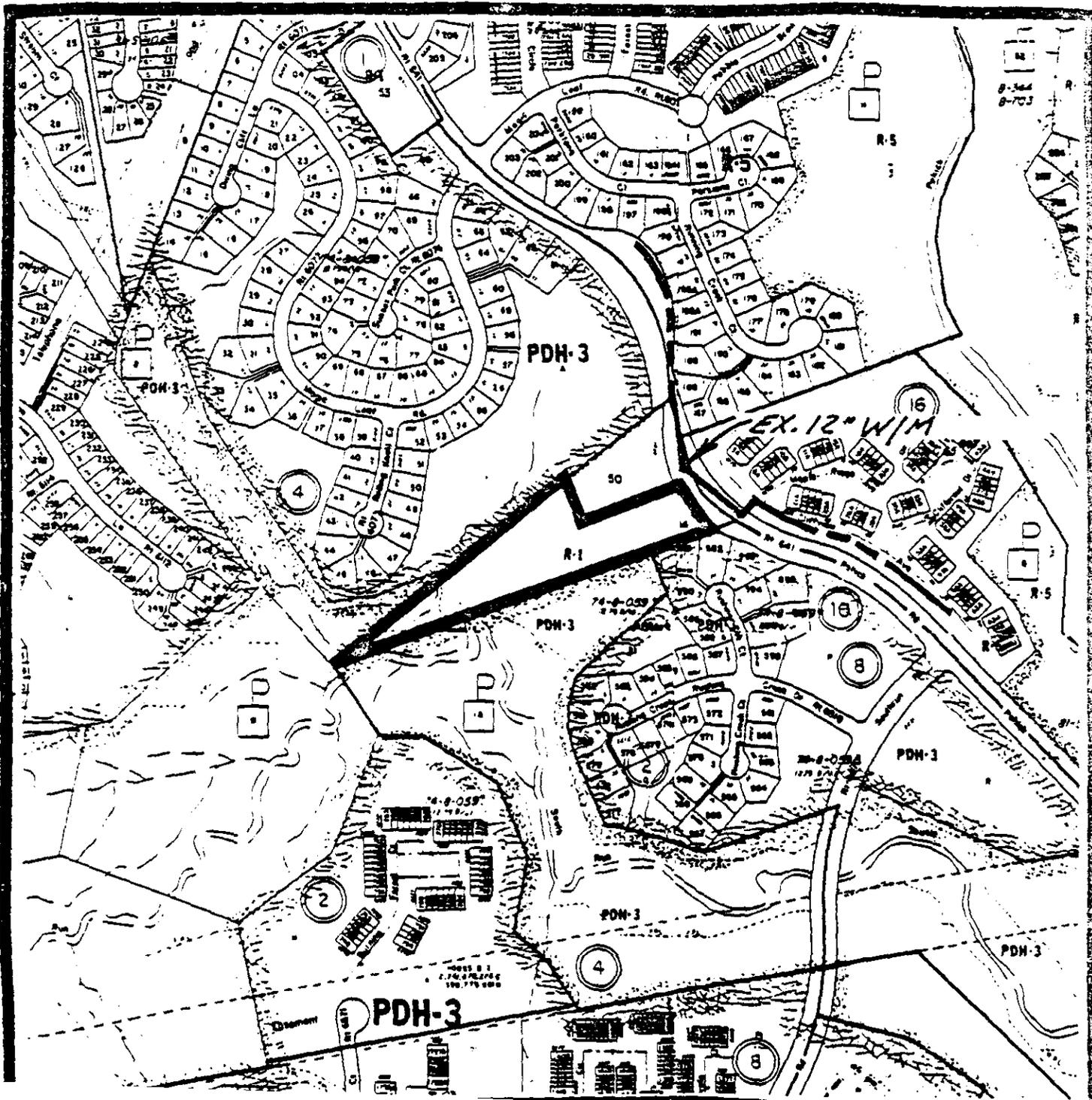
LOCATED: S.W. SIDE POKICK RD. APPROX. 1100 FT.
S.E. OF ITS INTERSECTION WITH MAGIC LEAF RD.

ZONING: R-1

TO: R-3

MAP REF

098-2- /01/ /0014-
98-1



April 11, 1988

TO: STAFF COORDINATOR (246-3387)
ZONING EVALUATION BRANCH, OCP
CITY SQUARE BUILDING
10640 PAGE AVENUE, 3RD FLOOR

FROM: JEANNE DARGUSCH, (246-3981)
RESEARCH AND PLANNING SECTION
FIRE AND RESCUE DEPARTMENT

SUBJECT: FIRE AND RESCUE DEPARTMENT PRELIMINARY ANALYSIS,
REZONING APPLICATION RZ 88-S-029 (R-3)

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station # 35 - Pohick.
2. After construction programmed for FY _____, 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; however, a station location study is currently underway, which may impact this rezoning positively.

JD/sb
FSA-209
(Rev. 12/87)

4/4/88

TO: Zed
 Staff Coordinator (246-3387)
 Zoning Evaluation Branch (OCP)
 3rd Floor, City Square Bldg.

FROM: Liz Gardner (Tel:246-3612)
 Facilities Planning Services Office

SUBJECT: Schools Analysis, Rezoning Application

Map: 98-2 ((1)) 14

Acreege: 4.71

From: R1 To: R3

RZ 88-S-029 GDP

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

A comparison of estimated student generation between the proposed development plan and that possible under existing zoning are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning Increase/Decrease	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students		
Elem. (K-6)	SF	9	x .450	4	SF	5	x .450	2	+2	4
			x				x			
			x				x			
Inter. (7-8)	SF	9	x .106	1	SF	5	x .106	1	0	1
			x				x			
			x				x			
High (9-12)	SF	9	x .228	2	SF	5	x .228	1	+1	2
			x				x			
			x				x			

Schools which serve this property, their current total membership, net operating capacity, and their projections for the next five years are as follow:

School Name & Number	Grade Level	9/30/87 Capacity	9/30-87 Membership	Projected Membership				
				88-89	89-90	90-91	91-92	92-93
Newington Forest 1352	K-6	829	1018	888	890	903	928	952
Hayfield 1181	7-8	1150	766	825	949	1039	1069	1108
Hayfield 1180	9-12	2100	1727	1604	1470	1497	1647	1791

Source: Capital Improvement Program, FY 89-93 Facilities Planning-Services Office

Comments:

- Five year projections are those currently available and are subject to periodic review. School attendance areas are subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.

Fairfax
County
Park
Authority



Memorandum

October 24, 1988

TO: Barbara A. Byron, Director
Zoning Evaluation Division - OCP
for Staff Coordinators

FROM: Dorothea L. Stefen, Plans Review ²⁻¹²
Planning & Land Acquisition - FCPA

SUBJECT: RZ 88-V-029
Loc: 98-2-((1)) 14

Fairfax County Park Authority staff reviewed the above referenced rezoning application and makes the following recommendations:

- o The South Run, its 100 year floodplain and associated 15% slopes should be conveyed to the Fairfax County Park Authority.
- o No Fairfax County Park Authority trail required.
- o Refer to Countywide Trails Planner for further comments.

cc: Raymond W. Philipps, FCPA Board
Diane Rowe, OCP

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 5-6-88

FROM: John W. Koenig, Director *JWK*
Utilities Planning and Design Division
Department of Public Works

SUBJECT: Rezoning Application Review

Name of Applicant/Application: COVINGTON, TERREL G. & CATHY L.

Application Number: RZ 88-5-029

Type of Application: REZONING

Information Provided

Application: YES

Development Plan: NO

Other: NO

Date Received in UP&DD: 4.4.88

Date Due Back to OCP: 4.18.88

Site Information

o Location: 98-2(1)14

o Area of Site: 4.71 AC

o Zoned ~~from~~: R-1 ~~to~~ R-3

o Watershed/Segment: POHICK CREEK / CHAPEL

I. Drainage

o Master Drainage Plans: No deficiencies identified per Fairfax County Master Drainage Plan.

o UP&DD Ongoing County Drainage Projects: None

o UP&DD Drainage Complaint Files: Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, Describe: _____

o Other Drainage Information: None

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

BUFFER - A strip established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

CLUSTER - The "alternate density" provisions of the Zoning Ordinance, which permit small lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

CONVENANT - A private legal restriction on the use of land, recorded in the land records of the County.

DEVELOPMENT PLAN - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.

DEDICATE - Transfer of property from private to public ownership.

DENSITY - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

DESIGN REVIEW - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

EASEMENT - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property etc.

OPEN SPACE - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

COMMON - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

DEDICATED - Open space which is conveyed to a public body for public use.

DEVELOPED RECREATION - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

PROFFER - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

PUBLIC FACILITIES MANUAL - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

SERVICE LEVEL - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

SETBACK, REQUIRED - The distance from a lot line or other reference point, within which no structure may be located.

SITE PLAN - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

SUBDIVISION ORDINANCE - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

SUBDIVISION PLAT - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

USE - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

Permitted - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

Non-Conforming - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulations(s) now governing.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BERM - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

AQUIFER - A permeable underground geologic formation through which groundwater flows.

AQUIFER RECHARGE AREA - A place where surface runoff enters an aquifer.

CHANNEL ENLARGEMENT - A development-related phenomenon whereby the stream bank's full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

COASTAL PLAIN GEOLOGIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

dB(A) - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

DRAINAGE DIVIDE - The highest ground between two different watersheds or subheds.

ENVIRONMENTAL LAND SUITABILITY - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

ERODIBLE SOILS - Soils susceptible to diminishing by exposure to elements such as wind or water.

FLOODPLAIN - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed wanders.

IMPERVIOUS SURFACE - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

MONTMORILLONITIC CLAY - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

NEF - Noise Exposure Forecast - A noise description for airport noise sources.

PERCENT SLOPE - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H.

PIEDMONT GEOGRAPHIC PROVINCE - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valleys, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

PIES/ENVIRONMENT - Project Impact Evaluation - A systematic comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual projects or area plan proposals.

SHRINK-SWELL RATE - The susceptibility of a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

SOIL BEARING CAPACITY - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in 'A Restudy of the Pohick Watershed' (1963) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts associated with development by the specific design of on-site systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.