



FAIRFAX COUNTY

APPLICATION FILED: August 11, 2000
AMENDED: December 8, 2001
PLANNING COMMISSION: February 15, 2001
BOARD OF SUPERVISORS: February 26, 2001

V I R G I N I A

February 1, 2001

STAFF REPORT
APPLICATION RZ/FDP 2000-SU-043
(Concurrent with RZ/FDP 2000-SU-042, RZ/FDP 2000-SU-029)
SULLY DISTRICT

APPLICANT: Winchester Homes, Inc.

PRESENT ZONING: R-1 (56.81 acres), R-2 (1.28 acres), WS, HC

REQUESTED ZONING: PDH-4, WS, HC

PARCEL(S): 55-3 ((1)) 5
55-3 ((2)) 94-97, 101, 145-154, 154A, 155,
156, 158-162, 162A, 163-165;
54-4 ((2)) 102-110, 142-144 and portions of
the public rights-of-way of Shreve Street and
Bradley Road to be vacated and/or
abandoned

ACREAGE: 58.09 acres

DU/AC: 3.87 du/ac

OPEN SPACE: 22.8%

PLAN MAP: Res. 1-2 du/ac

PROPOSAL: To rezone to PDH-4 to permit development of
103 single family detached and 122 single
family attached units at a density of 3.87
du/ac

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-SU-043 and the Conceptual Development Plan subject to the execution of proffers consistent with those set forth in Appendix 1 and subject to Board approval of RZ 2000-SU-042 and RZ 2000-SU-029.

Staff recommends approval of FDP 2000-SU-043 subject to Board approval of RZ 2000-SU-043 and the Conceptual Plan and subject to the Development Conditions set forth in Appendix 2.

Staff recommends approval of a modification of the Transitional Screening and Barrier requirement along the eastern and western property boundaries of the proposed townhouse units.

Staff recommends approval of a waiver of the 600 foot maximum length of private streets.

Staff recommends approval of a waiver of the service drive requirement along Lee Highway.

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 reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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



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

REZONING APPLICATION / RZ 2000-SU-043

FINAL DEVELOPMENT PLAN FDP 2000-SU-043

FILED 08/11/00

WINCHESTER HOMES INC AMENDED 12/08/00
 TO REZONE: 58.09 ACRES OF LAND; DISTRICT - SULLY
 PROPOSED: REZONE FROM R-1, HC DISTRICT TO PDH4, HC
 DISTRICT
 LOCATED: NORTHEAST AND SOUTHEAST OF SHREVE STREET
 AT ITS INTERSECTION OF BRADLEY RD SOUTH
 OF LELAND ROAD

ZONING: R-1 R-2
 TD: PDH-4
 OVERLAY DISTRICT(S): HC WS

MAP REF	054-4- /02/ /0102-	.0103-	.0104-	.0105-	.0106
	054-4- /02/ /0107-	.0108-	.0109-	.0110-	.0142
	054-4- /02/ /0143-	.0144-			
	055-3- /01/ /0005-				
	055-3- /02/ /0094-	.0095-	.0094-	.0097-	.0101
	055-3- /02/ /0145-	.0146-	.0147-	.0148-	.0149
	055-3- /02/ /0150-	.0151-	.0152-	.0153-	.0154
	055-3- /02/ /0154-A	.0155-	.0156-	.0158-	.0159
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	055-3- /02/ /0164-	.0165-			

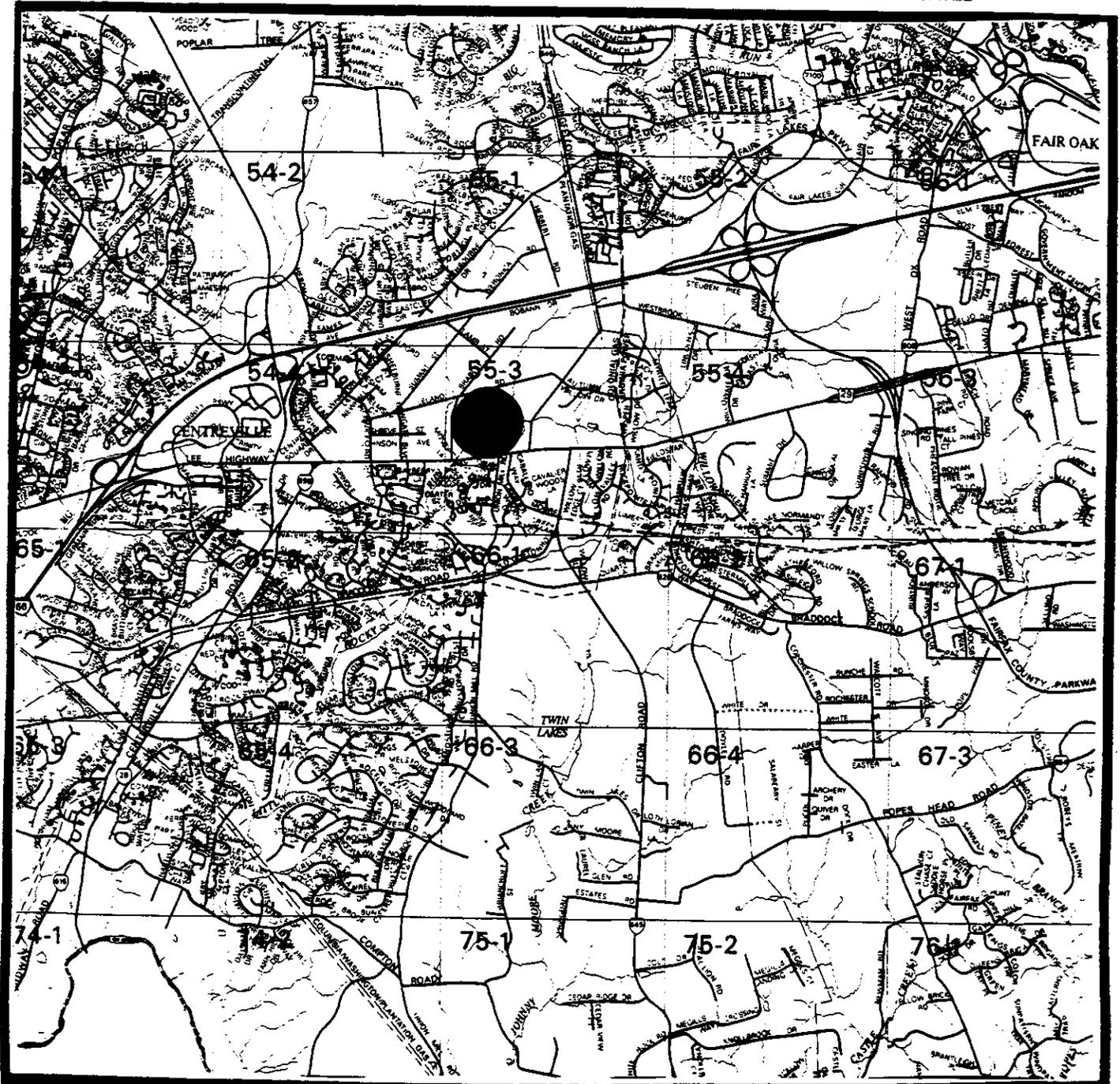
FILED 08/11/00 AMENDED 12/08/00

WINCHESTER HOMES INC
 FINAL DEVELOPMENT PLAN
 PROPOSED: RESIDENTIAL DEVELOPMENT SINGLE FAMILY ATTACHED
 AND DETACHED
 LOCATED: NORTHEAST AND SOUTHEAST OF SHREVE STREET
 AT ITS INTERSECTION OF BRADLEY RD SOUTH
 OF LELAND ROAD

ZONING: R-1 R-2
 TD: PDH-4
 OVERLAY DISTRICT(S): HC WS

MAP REF	054-4- /02/ /0102-	.0103-	.0104-	.0105-	.0106
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	054-4- /02/ /0143-	.0144-			
	055-3- /01/ /0005-				
	055-3- /02/ /0094-	.0095-	.0094-	.0097-	.0101
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	055-3- /02/ /0150-	.0151-	.0152-	.0153-	.0154
	055-3- /02/ /0154-A	.0155-	.0156-	.0158-	.0159
	055-3- /02/ /0160-	.0161-	.0162-	.0162-A	.0163
	055-3- /02/ /0164-	.0165-			

SHREVE STREET AND BRADLEY ROAD TO BE VACATED



REZONING APPLICATION / RZ 2000-SU-043

FINAL DEVELOPMENT PLAN FDP 2000-SU-043

FILED 08/11/00

WINCHESTER HOMES INC AMENDED 12/08/00

TO REZONE: 58.09 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM R-1, NC DISTRICT TO PDH4, HC DISTRICT

LOCATED: NORTHEAST AND SOUTHEAST OF SHREVE STREET AT ITS INTERSECTION OF BRADLEY RD SOUTH OF LELAND ROAD

ZONING: R-1 R-2
TO: PDH-4
OVERLAY DISTRICT(S): HC WS

MAP REF	054-4- /02/ /0102-	.0103-	.0104-	.0105-	.0106-
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	055-3- /01/ /0005-				
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	055-3- /02/ /0150-	.0151-	.0152-	.0153-	.0154
	055-3- /02/ /0154-A	.0155-	.0156-	.0158-	.0159
	055-3- /02/ /0160-	.0161-	.0162-	.0162-A	.0163
	055-3- /02/ /0164-	.0165-			

FILED 08/11/00 AMENDED 12/08/00

WINCHESTER HOMES INC

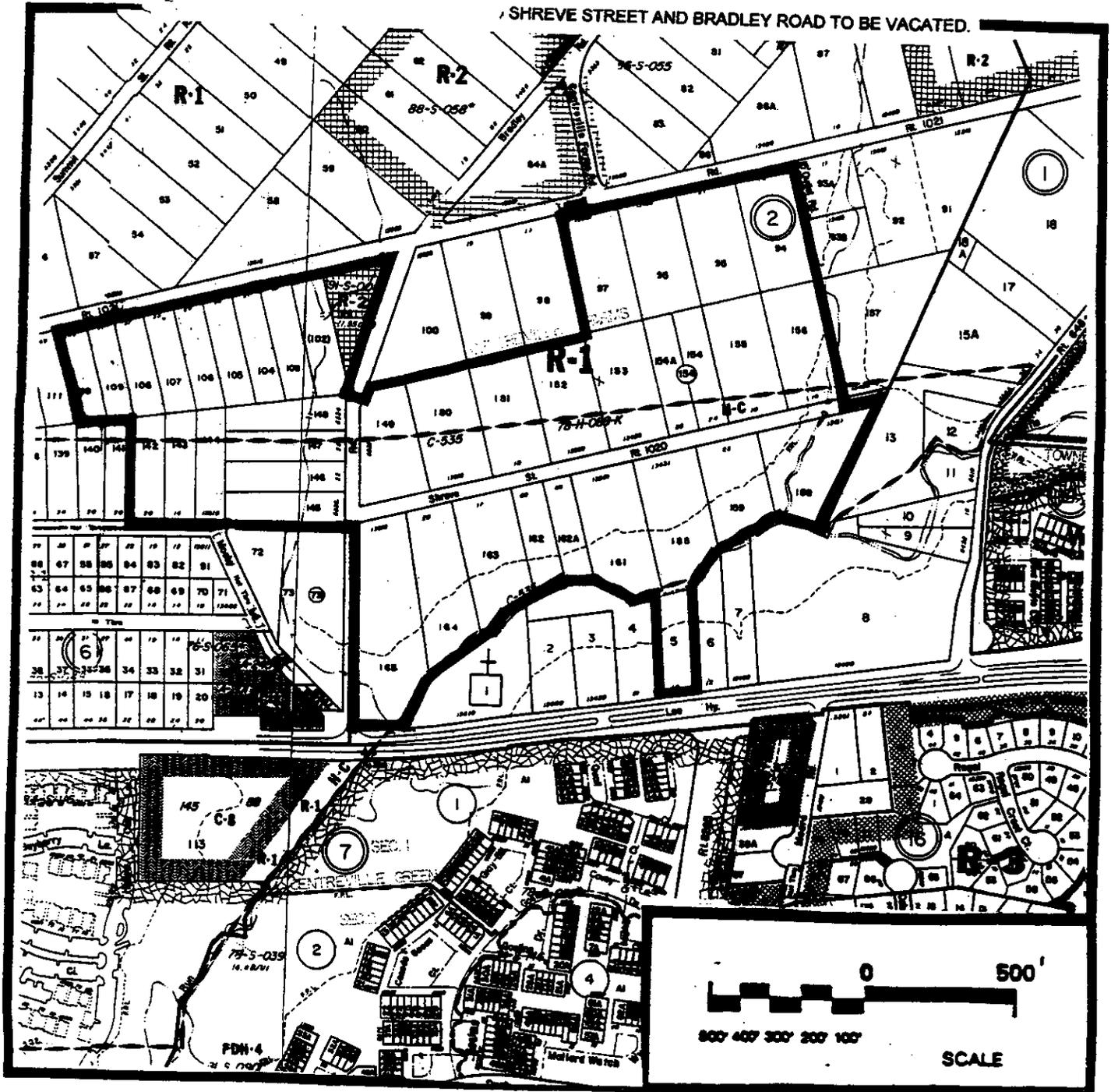
FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT SINGLE FAMILY ATTACHED AND DETACHED

LOCATED: NORTHEAST AND SOUTHEAST OF SHREVE STREET AT ITS INTERSECTION OF BRADLEY RD SOUTH OF LELAND ROAD

ZONING: R-1 R-2
TO: PDH-4
OVERLAY DISTRICT(S): HC WS

MAP REF	054-4- /02/ /0102-	.0103-	.0104-	.0105-	.0106-
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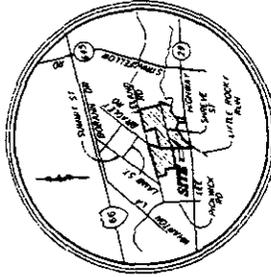


CENTREVILLE FARMS - SOUTH

RZ 2000-SU-043

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. GENERAL NOTES & COMMENTS
5. CENTREVILLE FARMS COMPOSITE PLAN
6. CENTREVILLE FARMS MONUMENTATION PLAN
7. CENTREVILLE FARMS ENTRY FEATURE DETAILS
8. CENTREVILLE FARMS RECREATIONAL AMENITIES AND TRAILS PLAN
9. SITE AMENITIES AND FURNISHING DETAILS
10. CENTREVILLE FARMS STREETSCAPE PLAN
11. CENTREVILLE FARMS STREETSCAPE PLAN
12. CENTREVILLE FARMS STREETSCAPE PLAN
13. CENTREVILLE FARMS STREETSCAPE DETAILS
14. ARCHITECTURAL ELEVATIONS
15. CLUBHOUSE PERSPECTIVE
16. REGIONAL POND SCHEMATIC PLAN
17. ALTERNATE CDP/FDP

CONTRACT PURCHASER AND APPLICANT:

WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033
Telephone (703) 968-7888
Fax (703) 968-9857

ENGINEER/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, Virginia 22033
Telephone (703) 449-8100
Fax (703) 449-8108

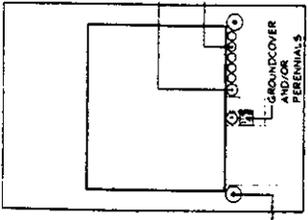
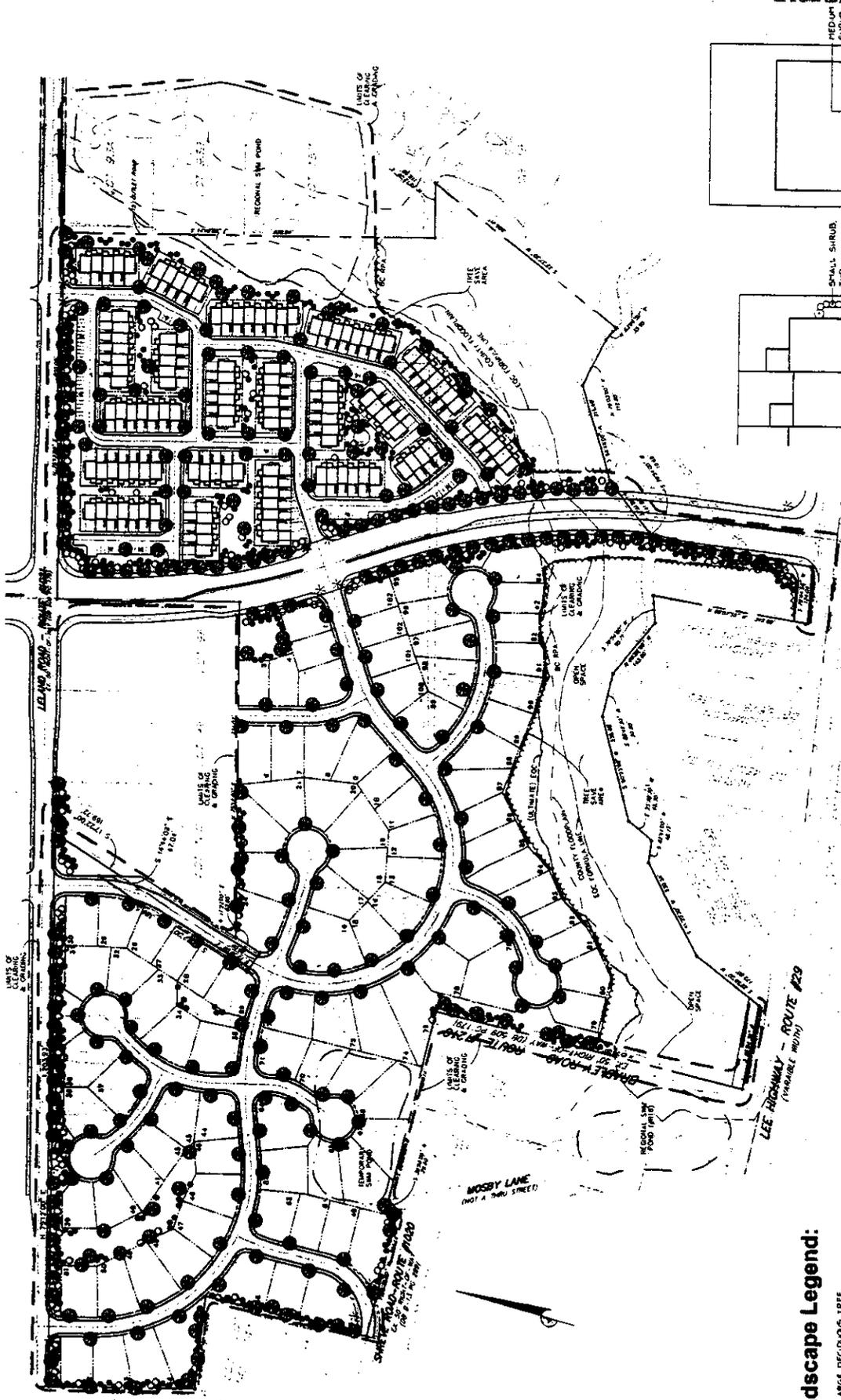


DESIGNED JANUARY 24, 2001
REVISED JANUARY 12, 2001
REVISED DECEMBER 20, 2000
REVISED DECEMBER 7, 2000
REVISED NOVEMBER 27, 2000
REVISED OCTOBER 26, 2000
JULY, 2000

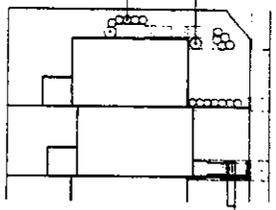
SHEET 1 OF 17



DESIGNED BY: CAD	DATE: 07/15/2000
CHECKED BY: JMD	DATE: 07/15/2000
SCALE: AS SHOWN	
SHEET 3 OF 17	
PROJECT NO: 0000-00-000	
FILE NO: 0000-00-000	
PROJECT NAME: CENTREVILLE FARMS SOUTH	



Typical Single Family Detached Unit Lot Landscaping
 NO SCALE
 (FOR ILLUSTRATIVE PURPOSES ONLY.)



Typical Townhouse Lot Landscaping
 NO SCALE
 (FOR ILLUSTRATIVE PURPOSES ONLY.)

- Landscape Legend:**
- LARGE DECIDUOUS TREE
 - COMPACT OR SMALL DECIDUOUS TREE
 - SMALL OR MEDIUM EVERGREEN TREE
 - POSSIBLE LOCATION OF ENTRY FEATURE
 - PROPOSED TREE LINE
 - EXISTING TREE LINE

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPT DEVELOPMENT/FINAL DEVELOPMENT PLAN (COPY) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 55-3 (11) PARCEL 5, P5-3 (03). PARCELS 94, 95, 96, 97, 101, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM A LOW AND HIGH TROUGH ALTITUDE AERIAL SURVEY PERFORMED BY BC CONSULTANTS, INC. IN 2000. THE TOPOGRAPHY IS SHOWN AT TWO FOOT CONTOUR INTERVALS. THE BC CONSULTANTS, INC. SHALL BE RESPONSIBLE FOR DESIGN OF THE FOUNDATION SYSTEMS ON THIS CONCEPT PLAN. THE SUELY MAGDELEBAUM DISTRICT, THE UPPER OCCOGEAN SANITARY SEWER DISTRICT (THE LITTLE ROCKY RIVER, S-1 SEWER SHED), AND THE LITTLE ROCKY RIVER MARSHES.

3. THE PROPERTY IS LOCATED IN THE BULL RUN PLANNING DISTRICT (AREA IN PLAN) IN LEBAN UNIT A OF THE CENTRAL MIDDLE RIVER AREA AND IS PLANNED FOR A MIX OF SINGLE FAMILY AND TOWNHOUSE UNITS AT A DENSITY OF 4.5 UNITS TO THE ACRE UNDER THE REDEVELOPMENT OPTION. THE PLAN SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:

- * NUMBER OF THE 600' MAXIMUM LENGTH OF A PHASED SHEET
- * MODIFICATION OF ALL REQUIRED TRANSMISSION SCREENING IN FAVOR OF THAT STORM WATERSHELD AND NUMBER OF ALL BARRIER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 18-504 PARAGRAPHS 1, 3, 5 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE
- * NUMBER OF CONSTRUCTION OF THE SERVICE DRIVE ALONG Rte. 28-116 HIGHWAY

4. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 09/30/04 A TYPE 1 ASPHALT TRAIL IS REQUIRED ALONG ELEC. HIGHWAY Rte. 28-116. THE PUBLIC WATER AND SANITARY SEWER SUPPLY SYSTEMS FOR THIS DEVELOPMENT.

5. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN TWO REGIONAL STORM WATER MANAGEMENT POUNDS IN ACCORDANCE WITH THE FAIRFAX COUNTY ENVIRONMENTAL SERVICES. THE POND IS LOCATED PARTIALLY ON SITE (SEE PLAN FOR LOCATION) AND WILL BE SHARED WITH THE PROPOSED TECHNICALLY FEASIBLE UNDERGROUND STORAGE TANK (GUST) PLAN FOR DESIGN. A NUMBER OF SWM POND (SEE PLAN FOR LOCATION) WILL BE CONSTRUCTED ON SITE UNTIL POND #10 IS CONSTRUCTED.

6. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.

7. THIS PLAN DOES NOT SHOW ALL PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE SITE WILL BE DEVELOPED IN ACCORDANCE WITH THE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

8. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

9. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE DISCRETION OF THE ENGINEER. THE LOCATION OF PROPOSED UTILITIES SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.

10. PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVES ARE COMPLETED. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL COMPLIANCE TO AND NOT LESS THAN THAT AS PREPARED WITH THIS PLAN.

11. ALL PUBLIC UTILITIES SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA SPECIFICATIONS. PRIVATE UTILITIES SHALL CONFORM TO STANDARDS SET BY THE UTILITY PROVIDER. PUBLIC UTILITIES SHALL CONFORM TO STANDARDS SET BY THE UTILITY PROVIDER.

12. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 18-504 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. HOWEVER, THE NUMBER OF PARKING SPACES WILL ONLY BE REDUCED IF A LARGER NUMBER OF UNITS IS CONSTRUCTED. THE REDUCTION IN PARKING SPACES WILL BE IN THE SAME RATIO AS THE REDUCTION IN UNITS.

13. THIS APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING SPACES. THE APPLICANT WILL BE LOCATED ON THE SURFACE OR WITHIN THE BUILDING FOOTPRINT IN ACCORDANCE WITH PARAGRAPHS 4 OF SECTION 18-504 OF THE ZONING ORDINANCE.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A WORKER MAP AS SHOWN ON PLAN

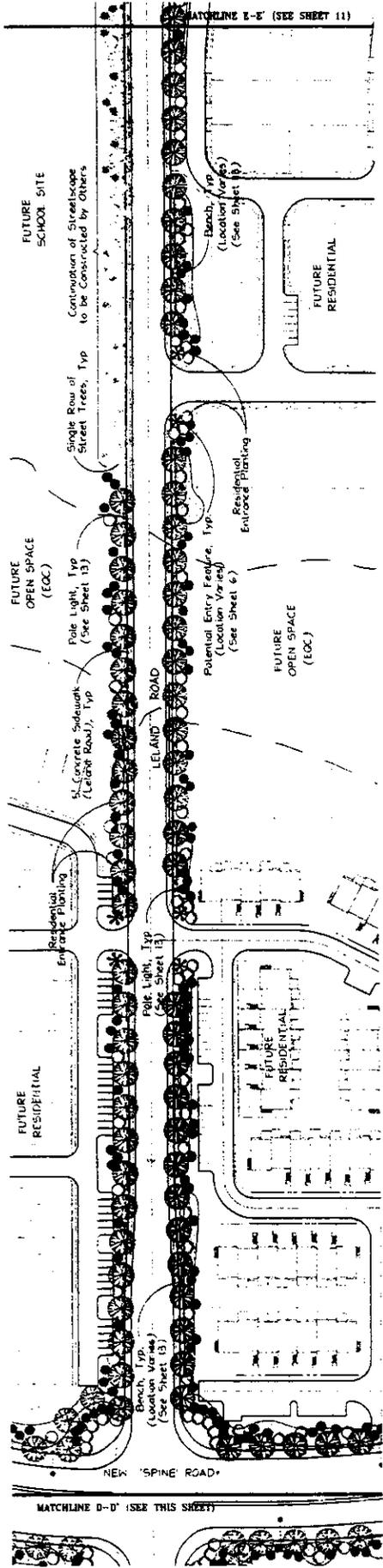
2. CONTRACT PURCHASER/APPLICANT

3. WORKER NOTES INC

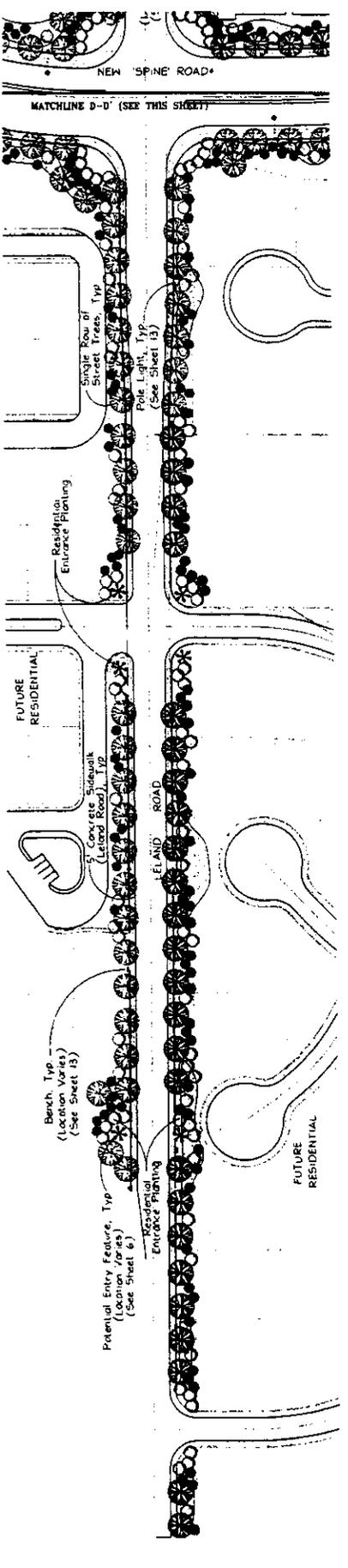
4. FAIRFAX, VA 22033

TAX MAP IDENTIFICATION:

Parcel ID	Area (Acres)	Owner	Address	County	City	Zip
55-3(11) PARCEL 5	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 6	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 7	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 8	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 9	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 10	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 11	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 12	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 13	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 14	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 15	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 16	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
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55-3(11) PARCEL 29	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 30	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
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55-3(11) PARCEL 54	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 55	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
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55-3(11) PARCEL 74	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX	VA	22033
55-3(11) PARCEL 75	1.2	BC CONSULTANTS, INC.	1400 W. MARKET ST.	FAIRFAX		



Leland Road
 Streetscape Plan



Leland Road
 Streetscape Plan

Notes:

- 1) Benches have been located adjacent to major open spaces, including the Leland Road (See Sheet 13) and the Leland Road (See Sheet 13). The location of benches will be determined at the time of final construction. The location of benches will be determined at the time of final construction.
- 2) Pole lights have been located adjacent to major open spaces, including the Leland Road (See Sheet 13) and the Leland Road (See Sheet 13). The location of pole lights will be determined at the time of final construction. The location of pole lights will be determined at the time of final construction.
- 3) Entry features and signage units shall be coordinated through the Centreville Farms application process. See Sheet 12 for illustrative entry feature/signage unit details.

Legend:

- STREET TREE (2" CAL. PIN.)
- ORNAMENTAL TREE (1 1/2" CAL. PIN.)
- PLANTING
- RESIDENTIAL AND/OR GREENCOVER
- STREET LIGHT (SEE DETAIL ON SHEET 13)
- POLE LIGHT (SEE DETAIL ON SHEET 13)
- BENCH (SEE DETAIL ON SHEET 13)
- POSSIBLE BENCH (SEE GENERAL NOTE #2)
- OFF-SITE TREES @ SHADE

NOTE: THE SPECIES LISTED ARE SUGGESTED FOR THESE PARTICULAR USES. HOWEVER, THE FINAL SPECIES LIST SHALL BE DETERMINED BY THE ARBOR FORESTER. THERE MUST BE CONSULTATION WITH THE ARBOR FORESTER.

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

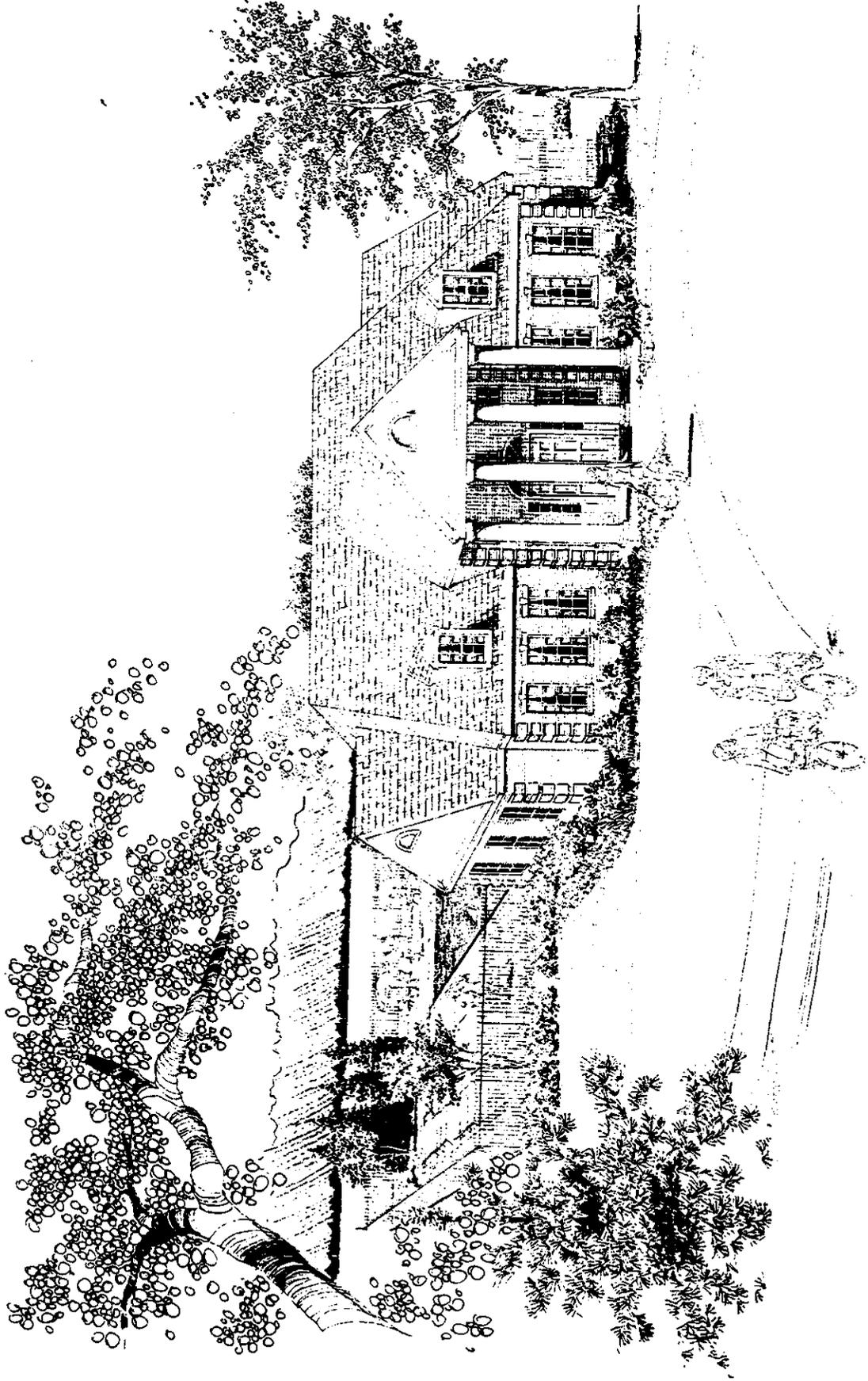
BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12000 Lakes Circle, Suite 100, Fairfax, VA 22033
 703-449-8100 (703)449-8100 (Fax)
 bcc@bcco.com



CENTREVILLE FARMS SOUTH

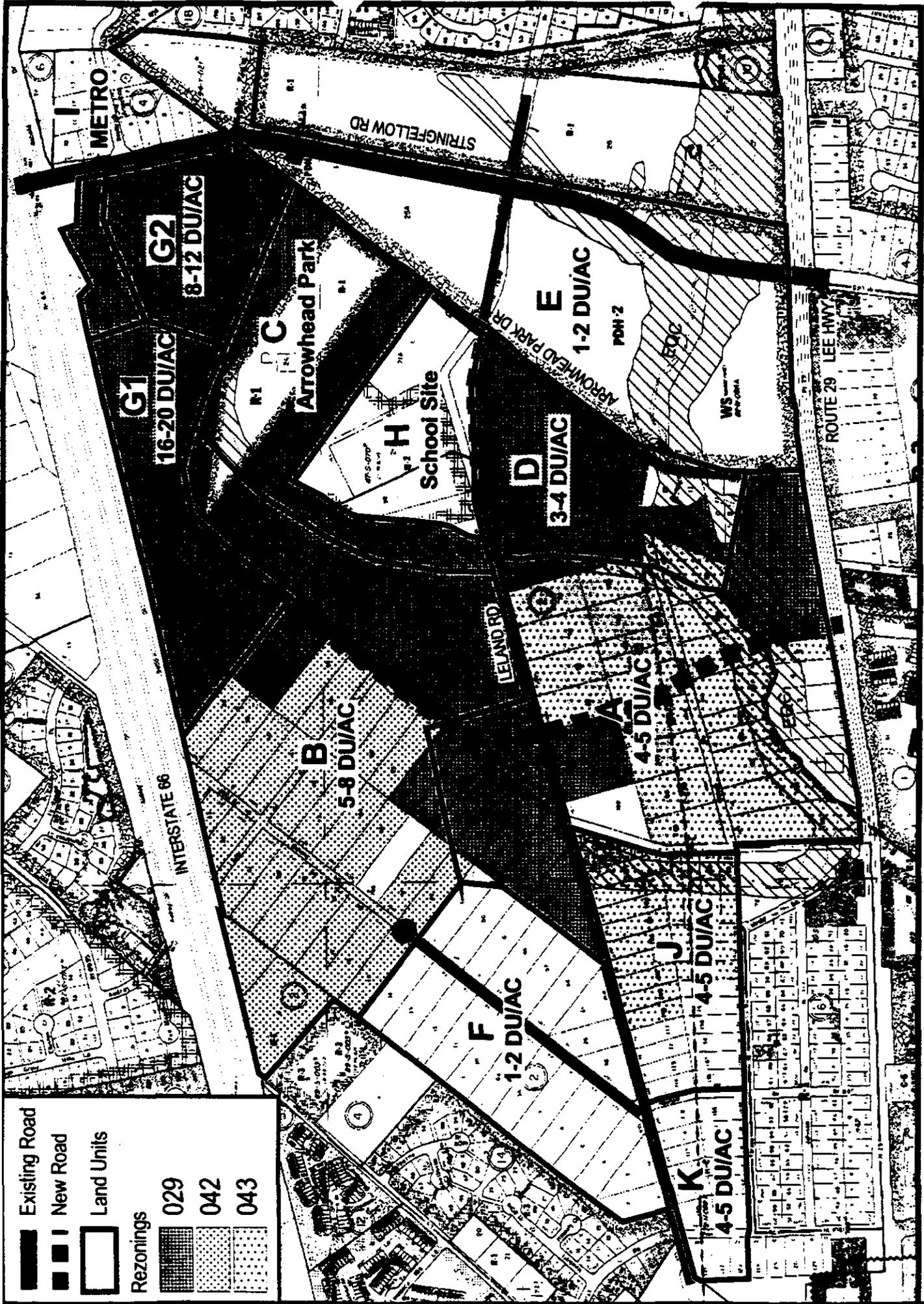
CLUBHOUSE PERSPECTIVE

DATE: 08/15/00
 DRAWN BY: J.C.D.
 CHECKED BY: J.C.D.
 SCALE: 1/8" = 1'-0"
 SHEET 15 OF 17
 CO. AND PG. NO.: 00-013
 THE INC. REPORT NO.:
 00-013-015



FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: CENTREVILLE FARMS COMMUNITY CENTER IS LOCATED IN CENTREVILLE FARMS NORTH AND WILL BE SHARED WITH ALL OF THE CENTREVILLE FARMS APPLICATION AREAS. SEE SHEET 6 FOR LOCATION.



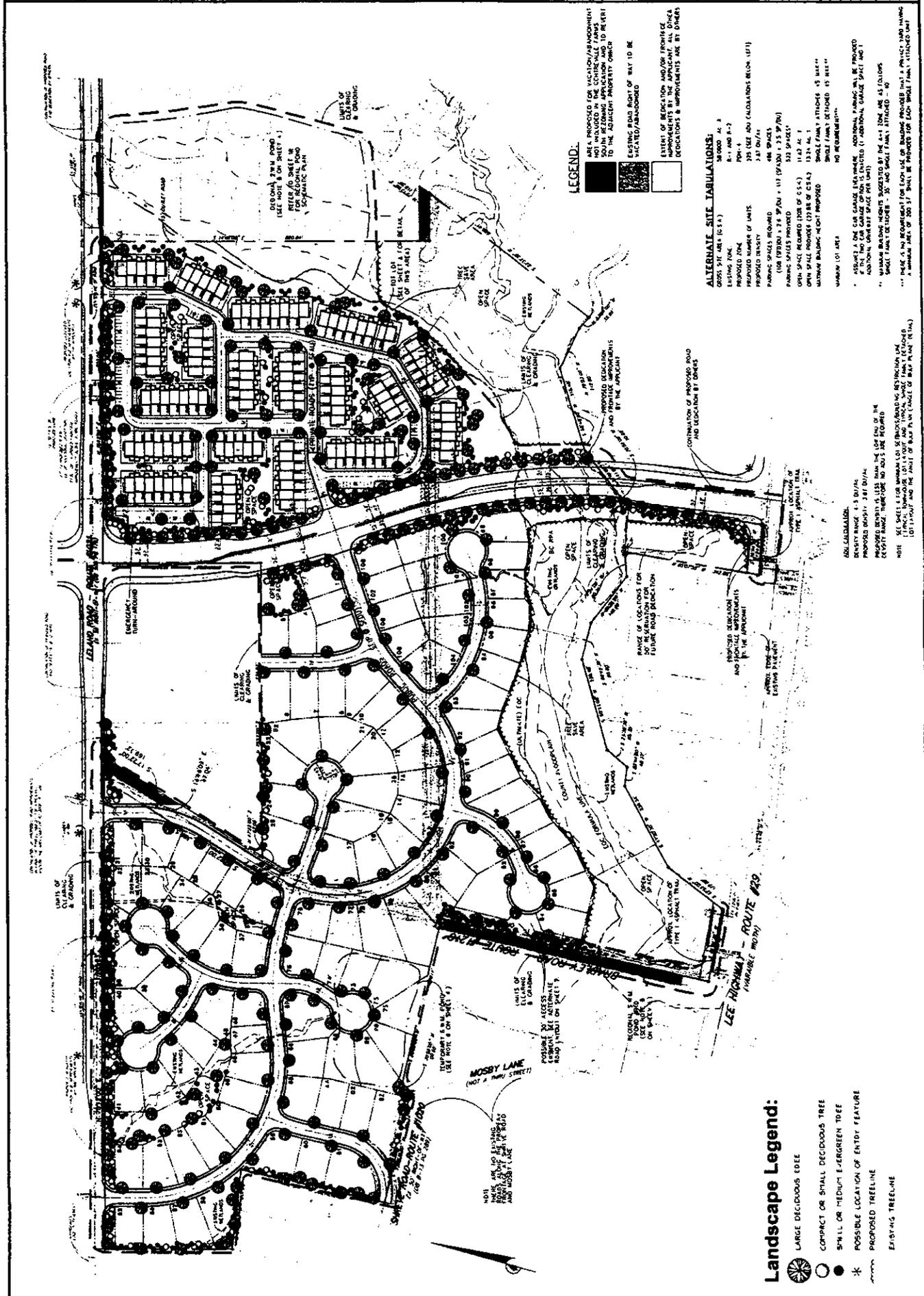
	Existing Road
	New Road
	Land Units
	Rezoning 029
	042
	043

**REZONING CASES
CENTREVILLE FARMS**

700 FEET



Prepared by DPZ 9/2000,
revised 10/2000, 1/17/2001, 1/22/2001



LEGEND:
 [Symbol] AREAS PROPOSED FOR VACATION/ABANDONMENT
 [Symbol] SOUTH REZONING APPLICATION AND TO REFER TO THE ADJACENT PROPERTY OWNER
 [Symbol] EXISTING ROAD RIGHT OF WAY TO BE VACATED/ABANDONED
 [Symbol] EXTENT OF REZONING AND/OR PROPOSED IMPROVEMENTS BY THE APPLICANT. ALL OTHER DEDICATIONS & IMPROVEMENTS ARE BY OTHERS

ALTERNATE SITE TABULATIONS:

DESIGN NO.	2000000000
DESIGN DATE	1/28/03
PROPOSED DENSITY	3.0 D/U/A
PROPOSED NUMBER OF UNITS	325 (SEE ADDENDUMS BELOW (U1))
PARKING SPACES REQUIRED	486 SPACES
(OR (SP/OU) = 2.6 SP/OU + (U1) (SP/OU) = 2.5 SP/OU)	
PARKING SPACES PROVIDED	322 SPACES
OPEN SPACE REQUIRED (20% OF 65.4)	13.1 A.C.
OPEN SPACE PROVIDED (20% OF 65.4)	13.1 A.C.
MAXIMUM BUILDING HEIGHT PROPOSED	SINGLE FAMILY ATTACHED - 3 BAY**
MAXIMUM LOT AREA	NO REQUIREMENTS

ASSUMPTIONS:
 1. ASSUMING A ONE CAR GARAGE PER UNIT. ADDITIONAL PARKING WILL BE PROVIDED AS NECESSARY TO ACCOMMODATE VISITORS.
 2. ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE CITY OF FARMERSVILLE ZONING ORDINANCE.
 3. MAXIMUM BUILDING HEIGHTS SUGGESTED BY THE CITY ZONING ARE AS FOLLOWS:
 SINGLES - 35' MAX. HEIGHT
 SINGLES WITH ATTACHED - 35' MAX. HEIGHT

Landscape Legend:
 [Symbol] LARGE DECIDUOUS TREE
 [Symbol] COMPACT OR SMALL DECIDUOUS TREE
 [Symbol] 3/4" LL OR MEDIUM E-ANGREEN TREE
 [Symbol] * POSSIBLE LOCATION OF ENTOPY FEATURE
 [Symbol] PROPOSED TREELINE
 [Symbol] EXISTING TREELINE

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

OVERVIEW

The Centreville Farms Area comprises approximately 410 acres located generally south of I-66, west of Stringfellow Road and Arrowhead Park Drive, east of Pickwick Drive and north of Route 29 and the Ratcliffe Subdivision. The Centreville Farms Area Plan, within the Comprehensive Plan, was originally adopted by the Board of Supervisors in 1994, at which time it provided for a baseline density of 1-2 dwelling units/acre (du/ac) with an option for redevelopment at an overall density of 4 du/ac, and a maximum of 1640 units. On March 27, 2000, the Board of Supervisors adopted an amendment to the Centreville Farms Area Plan to revise a number of the development parameters associated with the Redevelopment Option; revise the density ranges permitted within individual land units; and, permit the mix of unit types to include multiple family units. The overall density for the redevelopment option was maintained at 4 du/ac with a maximum of 1640 units. The baseline density of 1-2 du/ac also remained unchanged.

One of the central premises of the Redevelopment Option for Centreville Farms is to encourage substantial land consolidation in order to achieve a well designed and coordinated development at a scale that can provide land dedication for public infrastructure as well as provide for a coordinated transportation network. Without substantial consolidation, piece-meal development would hamper the opportunity for dedication of land necessary to accommodate identified transit, school and active recreation needs in the area, as set forth in the Comprehensive Plan.

The Redevelopment Concept Plan divides the Centreville Farms area into eight (8) Land Units (A-F, G1 and G2) with unit types and density ranges specified for each land unit. (See Figures 13 and 14 in Attachment 1 of Appendix 5). This concept effectively transfers density from those areas planned for dedication to public uses, while still maintaining an overall density that does not exceed 4 du/ac for all of Centreville Farms, inclusive of the existing stable neighborhoods along Summit Street (Land Unit F) and the Woodlands Subdivision on the east side of Arrowhead Park Drive (Land Unit E). In order to attain the Redevelopment Option and to facilitate consolidation, the Plan recommends that, preferably, at least 65% of the acreage within a land unit be consolidated for consideration at the redevelopment option level. At a minimum, 50% of the acreage in a land unit should be consolidated before a rezoning application can be considered at the redevelopment option level.

Three concurrent rezoning applications (collectively referred to by the applicants as FairCrest) have been filed on a total of 265.94 acres of the 410 acre Centreville Farms Area. These applications are requesting approval under the Redevelopment Option of the Comprehensive Plan. The concurrent timing of these three applications creates a unique opportunity to ensure a cohesive development that provides the necessary land dedications for school, park and transit needs. The applicants have committed to a private cost sharing arrangement and collectively provide for the infrastructure necessary to offset the impacts associated with the magnitude of development being proposed. The applicants have worked toward solutions and coordinated proffers and development plans that address dedication of land for school, park and transit uses; stormwater management through the provision of a regional stormwater management pond; transportation impacts through the coordinated alignment and construction of the North/South spine road (Centreville Farms Road), improvements to Leland Road and Route 29; coordinated streetscaping and design amenities (street furniture and entry features); and, recreational facilities which include a community pool, clubhouse, tennis courts and tot lots, as well as the provision of a comprehensive pedestrian walkway system which links land units to one another. Individually, the applications must meet the consolidation guidelines and density ranges set forth for each land unit. In addition, each rezoning application should provide for a well designed, efficient and integrated residential development and ensure that the future development of any unconsolidated parcels or areas can be accomplished at the baseline level.

Although the applications are to be evaluated individually, they also need to be evaluated as a group to ensure conformance with the Comprehensive Plan. As such, the applications are to be heard together and have been given concurrent Planning Commission and Board of Supervisor's public hearing dates.

The three applications include: (see graphic at front of Staff Report for locations)

RZ/FDP 2000-SU-043 (Winchester Homes/Centreville Farms South) is the subject of this staff report. This is a request to rezone 58.09 acres from the R-1, R-2, WS and HC Districts to the PDH-4, WS and HC Districts to permit development of 103 single family detached and 122 single family attached units at a density of 3.87 du/ac. No ADU units are provided with this application.

RZ/FDP 2000-SU-042 (Winchester Homes/Centreville Farms North) This application is a request to rezone 46.92 acres from the R-1 and WS District to the PDH-8 and WS District to permit development of 47 single family detached and 262 townhouse units for a total of 309 dwelling units, including 17 affordable dwelling units, at an overall density of 6.59 du/ac. This application is the subject of a separate staff report.

RZ/FDP 2000-SU-029 (Pulte Homes) is a request to rezone 160.93 acres from the R-1, R-2, WS and HC Districts to the PDH-8, WS, HC Districts to permit

development of 147 single family detached units, 408 townhouse units, and 402 multi-family units, at an overall density of 6.0 du/ac. No ADUs are provided with this rezoning. This application, which is also the subject of a separate staff report, provides for the dedication of 17 acres for a school site, 24 acres for passive and active recreation and 4.5 acres for a transit site. The Final Development Plan (FDP) is filed on 132.49 acres of the 160.93 acres subject to the rezoning. The 28.44 acres not subject to the FDP are subject to a separate FDP (FDP 2000-SU-029-2) for development of a combined school and park facility. This FDP is currently scheduled for public hearing before the Planning Commission on March 15, 2001 and will be the subject of a separate staff report.

Collectively, the three rezoning applications, if developed as currently proposed will consist of 297 single family detached units, 792 townhouse units and 402 multi-family units for a total of 1491 units at an overall density of 5.60. As further discussed in the Land Use Analysis section, the applicant has demonstrated that when combined with existing and potentially remaining development, the overall density for Centreville Farms will be 3.70 du/ac.

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant in RZ/FDP 2000-SU-043, Winchester Homes, requests approval to rezone a total of 58.09 acres from the R-1 (56.81 acres), R-2 (1.28 acres), WS and HC Districts to the PDH-4, WS and HC Districts to permit development of 103 single family detached and 122 single family attached units at a density of 3.87 du/ac. No ADU units are provided with this application. The applicant is requesting approval of a combined Conceptual/Final Development Plan (CDP/FDP)

The applicant's draft Proffers, staff's proposed development conditions, the applicant's Affidavit and Statement of Justification can be found in Appendices 1-4, respectively.

Waivers and Modifications Requested:

- Waiver of the 600 foot maximum length of a private street.
- Modification of the Transitional Screening requirement and waiver of the Barrier requirement along the eastern property boundary and between the townhouse and single family detached units located within this zoning application.
- Waiver of construction of the service drive along the Route 29 frontage of the site.

LOCATION AND CHARACTER

The 58.09 acre application property is generally located south of Leland Road and north of Rt. 29 and encompasses properties north and east of Shreve Street and Bradley Road. The area is characterized largely by vacant lots and scattered residences, with lots ranging from one to three acres in size. All existing structures will be removed with this proposal. A portion of the Little Rocky Run EQC runs along the eastern and southern property boundaries. A Resource Protection Area (RPA) as defined by the Chesapeake Bay Ordinance is also associated with Little Rocky Run in the southern portion of the site. A portion of the RPA and EQC will be disturbed for the embankment of the proposed regional pond located along the eastern property boundary of this site and the western boundary of RZ 2000-SU-029 (Pulte). The remaining property is adjacent to the Pulte Homes rezoning to the north and east.

The majority of the site is characterized by upland forest, with the primary species including red and white oak, Virginia pine, white ash and tulip poplar. There are several areas of wetlands on the site, some of which are to be disturbed with development of the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Vacant and Single Family Detached ¹	R-1 R-2	Centreville Farms Area; Res. 1-2 du/ac with option up to 4 du/ac
South	Tree of Life Church and Single Family Detached ²	R-1	Centreville Farms Area; Res. 1-2 du/ac with option up to 4 du/ac
South (across Rt. 29)	Single Family Attached Units (Centreville Green)	PDH-4	Res. 2-3 du/ac
East	Vacant and Single Family Detached ¹	R-1 R-2	Centreville Farms Area; Res. 1-2 du/ac with option up to 4 du/ac
West	Single Family Detached ³	R-1	Centreville Farms Area; Res. 1-2 du/ac
Southwest	Vacant and Single Family Detached ⁴	R-1	Res. 8-12 or Townhouse Office

- 1 The area immediately to the north and east is currently under review to rezone to PDH-8 for development of single family detached, attached and multi-family units at a density of 6.0 du/ac (RZ 2000-SU-029 Pulte Homes). Tax Map 55-3 ((2)) 100, which is not part of either this application or the Pulte application, is owned by the County and utilized as a group home facility.
- 2 The properties to the south adjacent to Route 29 which include several single family detached homes and the Tree of Life Church are part of Land Unit A which is designated for both single family detached and attached unit types at a density of 4-5 du/ac under the Centreville Farms Redevelopment Concept Plan. The majority of this unconsolidated property is located within the Little Rocky Run EQC.
- 3 The properties to the west include approximately 8 acres of Land Unit J which have not been consolidated and can only redevelop at the base density of 1-2 du/ac.
- 4 The property to the southwest is part of the Ratcliffe Subdivision which is planned for residential use at 8-12 du/ac or townhouse office use at a 0.25 FAR. A proposal has been submitted for development of this area for elderly housing. Regional Pond R-16 is proposed for the eastern edge of the Ratcliffe Subdivision, west of Bradley Road which is proposed to be vacated with the rezoning application which is the subject of this report.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area III
Planning Sector: Centreville Farms Area; Bull Run Planning District
Plan Map: 1-2 du/ac

Plan Text: The following are the most relevant excerpts of the revised text pertaining to the Centreville Farms in the Bull Run Planning District. A full copy of the text is contained in Attachment 1 of the Land Use report.

“Centreville Farms Area (410 Acres)

Baseline Recommendation

The approximately 410-acre Centreville Farms Area located generally south of Interstate 66, west of Stringfellow Road, east of Pickwick Drive and north of the Ratcliffe subdivision and Route 29 is planned for residential use at 1-2 dwelling units per acre (du/ac). A comprehensive pedestrian walkway system should be provided which links land units to one another and to public facilities, as well as providing interconnections to adjacent residential communities.

Redevelopment Option

...Under the Redevelopment Option, the Centreville Farms area may be considered for redevelopment at an overall density of 4 dwelling units/acre, with a maximum of 1640 units, distributed in general accord with the Redevelopment Concept Plan as shown on Figure 13....[T]he principal objective of the Redevelopment Option is to encourage substantial land consolidation, recognizing that properties that cannot achieve the consolidation threshold in the Plan will be developed under the baseline recommendation. ...

Land Use Under the Redevelopment Option

“...The Redevelopment Concept assumes an overall density of 4 du/ac on the entire area, distributed as set for on the Generalized Unit Location Map (Figure 14). ... Townhouses and multifamily units should be well buffered from existing and planned lower density detached development. Any townhouse use along Leland Road should incorporate design techniques such as landscaped buffers and/or front-facing units along Leland Road to reflect the character of existing single-family detached development. Residential uses should be clustered in order to maximize the provision of open space and public amenities. In addition to clustering, appropriate mitigation from noise and visual impacts from Interstate 66, Route 29 and Stringfellow Road should be provided through site design and other means such as landscaping, berms, fences and/or walls. Noise mitigation methods must be employed to buffer impacts from I-66.

The *Generalized Unit Location Map* (Figure 14) depicts the general location and mix of residential unit types that are planned to ensure that Centreville Farms is developed with a variety of housing types. The provision of residential unit types should be generally consistent with this Unit Location Map. However, in some places, the patterns depicting different unit types overlap, indicating that the choice between the two unit types will be made at time of rezoning.

...

“The lower portion of Land Unit A, between Little Rocky Run and Route 29, is isolated from the rest of the land unit and is bisected by the proposed Centreville Farms Road. The preferred use of this property located west of Centreville Farms Road is open space... Residential development that is sufficiently buffered from Route 29 is the next preferred option.

As the area redevelops, those homeowners residing in Land Unit F (the Summit Street area) should be protected from adverse development impacts. Given the planned density of 1-2 du/ac, and existing lot sizes of almost two acres, it is important that effective transitions occur between Land Unit F and the higher densities planned in Land Units A, B and J. ... through the implementation of techniques such as buffers, barriers, tree preservation, open space dedication and/or construction of similar unit type (single-family detached), and restricted access onto Summit Street. A cul-de-sac with a turn-around circle should be provided on Summit Street to terminate in Land Unit B, as depicted on the Redevelopment Concept Plan...

In both the Redevelopment Concept Plan and the Generalized Development Plan Map, the dashed line for the new Centreville Farms Road indicates that the final alignment for the road has not been determined. In Land Unit A the intent is to have single family detached residential use west of the road and townhouse development to the east...”

Density and Land Consolidation at the Redevelopment Option Level

“...[T]he density associated with the land to be dedicated for the transit facility (Land Unit I), a school (Land Unit H) and parkland (Land Unit C) has been shifted to the other parts of the area which are shown for densities higher than 4 dwelling units per acre on the Redevelopment Concept Plan.

Achieving the Redevelopment Option is possible only with substantial land consolidation. It is desirable that at least 65 percent of the acreage within a land unit be consolidated for consideration at the Redevelopment Option level. At a minimum, 50 percent of the acreage in a land unit should be consolidated before a rezoning application can be considered at the Redevelopment Option level...”

... development at the Redevelopment Option level should provide for well-designed, efficient and integrated residential projects and for future development of any unconsolidated parcels or areas in a manner that conforms with the Plan at the Baseline Level. Such applications should not preclude other land units from consolidating and achieving densities shown in the Redevelopment Concept Plan. Accordingly, no application should be approved with a density which would prevent land units that are otherwise eligible for consideration at the Redevelopment Option level from having the opportunity to achieve a maximum density (exclusive of ADUs) consistent with the density range for the land unit and the overall maximum density for Centreville Farms.

The initial rezoning application and all concurrent, coordinated applications at the Redevelopment Option level should collectively provide for the dedication of land that is necessary to accommodate identified transit, school and active recreation needs for the area. ...Development at the Redevelopment Option Level should also meet the following criteria:

1. Dedication of Tax Map 55-1 ((1)) 15, 16, and 18 (Land Unit I) in the southwest quadrant of Interstate 66 and Stringfellow Road for a transit facility and part of an interchange;
2. Dedication of an elementary school site of approximately 17 acres in Land Unit H;
3. Dedication of approximately 23 acres in addition to the existing 13-acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities;
4. The land in Land Units C, H and I should be dedicated to the County at the earliest possible time in order to facilitate the integrated design and the coordinated development of infrastructure.

5. Dedication of land in order to create a contiguous open space network and recreational amenity; and
6. Provision of a comprehensive pedestrian walkway system which links land units to one another and to public facilities and provides interconnections to adjacent residential communities.
7. Achievement of land consolidation according to the standards discussed above, with a minimum of 50 percent consolidation of the acreage in a land unit required, but 65 percent consolidation of the acreage in a land unit desired. "

Transportation

...

The following transportation improvements should be undertaken with the Redevelopment Option for the Centreville Farms area:

Transit - Land should be dedicated in the southwest quadrant of I-66 and Stringfellow Road for transportation-related uses associated with planned improvements in the I-66 corridor, including provision of a rail station and ancillary facilities. This includes tax map 55-1 ((1)), parcels 15, 16, and 18, collectively comprising land unit I. Right-of-way should be provided for public road access to the facility from Stringfellow Road opposite Westbrook Drive, and from the internal road system.

Streetscape Plan -- A streetscape design plan for Centreville Farms Road and Leland Road should be provided at the time of the initial rezoning application or concurrent applications and all subsequent applications should comply with that streetscape design. The streetscape design should include a coordinated plan for street trees, street furniture, entrance features, lighting, signage, as well as pedestrian walkways, where provided.

Centreville Farms Road -- *Centreville Farms Road should be constructed as a four-lane divided facility from Route 29 in a northeasterly direction to Stringfellow Road, connecting at Route 29 opposite Union Mill Road. Pedestrian walkways should be provided on both sides of the roadway. If constructed in this manner, the cost of this improvement may be credited against the Centreville Road Fund. The timing of construction should be determined to the satisfaction of the County when the initial application or concurrent applications are considered at the Redevelopment Option level.*

Leland Road -- At the time of development of adjacent land areas, Leland Road should be extended through Centreville Farms as a two lane improved roadway. West of Arrowhead Park Drive (formerly Stringfellow Road), Leland Road should be realigned to eliminate the sharp curve in the existing road section.

Summit Street – The existing Summit Street should terminate in a cul-de-sac with a turn-around circle in Land Unit B.

Streetscape Plan – A streetscape design plan for Centreville Farms Road and Leland Road should be provided at the time of the initial rezoning application or concurrent applications and all subsequent applications should comply with that streetscape design. The streetscape design should include a coordinated plan for street trees, street furniture, entrance features, lighting, signage, as well as pedestrian walkways, where provided.

Pedestrian and Trail System – A comprehensive network of sidewalks and trails should be provided which links residential neighborhoods to each other and to public facilities, including Arrowhead Park, the elementary school, and future rail transit station. A plan for the network of sidewalks and trails should be provided at the time of initial rezoning application to become the guidance for pending and future rezoning applications in the Centreville Farms Area.

Parks

Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries. Remnants of Civil War fortifications should be preserved as deemed appropriate by the County.

Public Water

Public water exists in only a part of Centreville Farms. Private wells are not adequate. Public water must be provided with development. Its extension elsewhere within Centreville Farms through other mechanisms is encouraged."

ANALYSIS

Conceptual Development Plan/Final Development Plan (Copy at front of staff report)

Title of CDP/FDP:	"Centreville Farms South"
Prepared By:	BC Consultants
Dates:	July 2000, revised through January 29, 2001

The combined Conceptual Development Plan/Final Development Plan consists of 16 sheets.

Sheet 1	-	Cover Sheet
Sheet 2	-	Conceptual/Final Development Plan Layout
Sheet 3	-	Landscape Plan
Sheet 4	-	General Notes and Comments including typical lot layouts with minimum setbacks
Sheet 5	-	Centreville Farms Composite Plan (depicts combined layout of all three zoning applications)
Sheet 6	-	Centreville Farms Monumentation Plan (depicts location of proposed entry features)
Sheet 7	-	Centreville Farms Entry Feature Details
Sheet 8	-	Centreville Farms Recreational Amenities and Trails Plan
Sheet 9	-	Site Amenities and Furnishing Details (includes an enlarged detail of the Centreville Farms Community Center; Wet Stormwater Management Pond Amenities Area, typical play structure for tot lot, and typical mailbox kiosk)
Sheets 10-13	-	Centreville Farms Streetscape Plan
Sheet 14	-	Architectural Elevations (includes elevations for both single family detached and single family attached units)
Sheet 15	-	Clubhouse Perspective
Sheet 16	-	Regional Pond Schematic
Sheet 17	-	Alternate CDP/FDP Layout

The layout of the proposed development, as depicted on Sheets 2 and 3, consists of 103 single family detached units and 122 townhouse units, for a total of 225 dwelling units at a density of 3.87 du/ac. The future Centreville Farms Road traverses north/south through the site from Route 29 to Leland Road and effectively divides the property into two sections. The single family detached units are located west of Centreville Farms Road with the townhouse units located east of the roadway. Leland Road serves as the northern property boundary for both sections while the EQC and RPA associated with Little Rocky Run serves as the southern boundary of both sections. An alternate CDP/FDP layout is depicted on Sheet 17. This alternative increases the number of single family detached units from 103 to 108 units and decreases the number of townhouse units from 122 to 117 units. The applicant reserves the right to develop the property in accordance with this alternative layout so long as the total number of units remains at 225 and there is no change in the road layout or decrease in the amount of open space provided.

A portion of the regional stormwater management facility proposed within the EQC south of Leland Road is located along the eastern boundary of the townhouse units. The remaining portion of the regional pond is located within the Pulte rezoning application. Both the regional pond and the entire length of Centreville Farms Road from Route 29 to Stringfellow Road will be constructed in concert with the three concurrent zoning applications. A total of 13.24 acres (22.8%) of the site will be retained as open space; the vast majority of open space will be located within the EQC.

Access to both the single family detached and townhouse units will be provided from Centreville Farms Road at a common intersection. The streets serving the

single family detached units will be public, while the streets serving the townhouse units are private streets. Two additional entrances to the single family detached section are provided off of Leland Road. The Leland Road entrance closest to the intersection of Centreville Farms Road will be aligned opposite the entrance proposed for Landbay 4 of the Pulte Development. A section of Bradley Road adjacent to the County group home is proposed to be vacated to permit the shifting of existing Bradley Road slightly to the west to accommodate the alignment with Landbay 4 of the Pulte Development. A public street connection is provided off the internal subdivision street to provide access for the single family detached units proposed in Landbay 5 of the Pulte application. This Landbay is located adjacent to the Leland Road/Centreville Farms Road intersection and allows access through the internal subdivision streets provided with this application rather than directly onto Leland Road or Centreville Farms Road. One entrance onto Leland Road is proposed for the townhouse units at the eastern edge of the development and is aligned opposite the entrance for Landbay 3 within the Pulte rezoning.

An alternative road and lot layout for the single family detached units that are located immediately east and north of the southern section of existing Bradley Road is presented on Sheet 2 of the CDP/FDP. A note on the plan states that the road connections and lot layouts shown on the base plan for Shreve Road and Bradley Road are designed to match the layout for a proposal to develop the area southwest of Shreve Street and north of Lee Highway within the Ratcliffe Subdivision for Housing for the Elderly. No zoning application has been filed for this proposal. In the event this proposal does not go forward, the applicant of the rezoning which is the subject of this report reserves the right to pursue the alternative layout. It should be noted that the lot yield remains the same.

The applicants in all three rezoning applications have committed to collectively provide a coordinated amenities package for the overall Centreville Farms Community. The amenity package includes coordinated landscaped entrance features, signage and street furniture; coordinated recreational facilities, including areas identified for active and passive recreation; and, a coordinated system of trails and sidewalks. The proposed location and details of these features are depicted on Sheets 6, 7 and 8 of the CDP/FDP. These same sheets are also included in the development plans for Winchester Homes RZ 2000-SU-042 and Pulte Homes RZ 2000-SU-029. One tot lot located within the townhouse section is provided with this application. The residents will have access to the Community Center which includes a clubhouse, pool, two tennis courts and a tot lot located within the Winchester Homes RZ 2000-SU-042 application. The proffers in all three zoning applications provide for the creation of an umbrella recreation association to permit all the proposed recreation facilities to be used by the future residents of all three projects, with the exception of the multi-family units provided with the Pulte Application. A separate pool and clubhouse facility will be provided for those units. Sidewalks are provided along both sides of the

major roadways (Centreville Farms Road and Leland Road), with sidewalk and trail connections provided within each individual development. This coordinated pedestrian system will provide access between the residential developments as well as access to the community recreational facilities, the future elementary school site, Arrowhead Park with its associated stream valley, and the future transit facility.

Similarly, Sheets 10 through 13 of the CDP/FDP depict the coordinated streetscape plan for Centreville Farms Road and Leland Road which has been committed to by all three applicants. The sheets depict the proposed streetscaping along the full length of both roadways in plan view and as a typical section. The streetscaping along these roadways will be a minimum of 15 feet in width and includes sidewalks with staggered plantings of street trees, ornamental trees and evergreens with areas depicted for possible berms and mass plantings of shrubs, perennials and/or groundcover. The applicant in this rezoning has provided a strip of open space along both Leland and Centreville Farms Road for the single family detached section which ranges in width from a minimum of 15 feet to a maximum of 60 feet in some areas. Similarly, the open space buffers along these roadways adjacent to the townhouse section range in width from 15 feet to 40 feet. The streetscape plan also depicts the location of focal landscape areas, benches, street lighting and median landscaping and provides an illustration of the typical light fixtures and street furniture to be utilized throughout the entire Centreville Farms development.

Transportation Analysis (Appendix 6)

The Centreville Farms Area Plan provides for a number of specific transportation improvements to be implemented with the redevelopment option including:

“Transit - Land should be dedicated in the southwest quadrant of I-66 and Stringfellow Road for transportation-related uses associated with planned improvements in the I-66 corridor, including provision of a rail station and ancillary facilities. This includes tax map 55-1 ((1)), parcels 15, 16, and 18, collectively comprising land unit I. Right-of-way should be provided for public road access to the facility from Stringfellow Road opposite Westbrook Drive, and from the internal road system.

Centreville Farms Road – Centreville Farms Road should be constructed as a four-lane divided facility from Route 29 in a northeasterly direction to Stringfellow Road, connecting at Route 29 opposite Union Mill Road. Pedestrian walkways should be provided on both sides of the roadway. If constructed in this manner, the cost of this improvement may be credited against the Centreville Road Fund. The timing of construction should be determined to the satisfaction of the County when the initial application or concurrent applications are considered at the Redevelopment Option level.

Leland Road – *At the time of development of adjacent land areas, Leland Road should be extended through Centreville Farms as a two lane improved roadway. West of Arrowhead Park Drive (formerly Stringfellow Road), Leland Road should be realigned to eliminate the sharp curve in the existing road section.*

Summit Street – *The existing Summit Street should terminate in a cul-de-sac with a turn-around circle in Land Unit B.*

Timing and Provision of Transportation Improvements – *To ensure adequate access and roadway capacity to accommodate projected traffic levels, roadway improvements needed to support development should be provided in conjunction with development. Centreville Farms Road from Route 29 to Leland Road should be constructed early in the redevelopment process. Credit towards the Centreville Road Fund contribution may be awarded for Centreville Farms Road if constructed as a four lane divided facility from Route 29 to Stringfellow Road, with pedestrian walkways on both sides, as well as implementation of the streetscape plan.....”*

The following analysis is divided into two sections which identify issues associated with all three concurrent rezoning applications and issues related solely to the zoning application which is the subject of this staff report.

Issues associated with all three concurrent rezoning applications

The applicant has proffered to participate in a cost sharing arrangement with the applicants in RZ 2000-SU-042 (Winchester Homes North) and RZ 2000-SU-029 (Pulte Homes) to provide for construction of the Spine Road, also referred to as Centreville Farms Road, portions of Leland Road, improvements to Lee Highway (Route 29) and the public land dedication for mass transit. The applicants in all three zoning cases have proffered to link the combined issuance of Residential Use Permits (RUPs) to the phased completion of the aforementioned improvements.

Issue: Transit

Although the land area to be dedicated for the transit site is located within the Pulte application, the applicants in all three rezoning applications have collectively proffered to provide for the public land dedication for the mass transit facility, including reservation of approximately 2.0 acres adjacent to the transit site to accommodate a future flyover ramp from the low occupancy to the high occupancy lanes along I-66. The proffers initially committed to dedicate the transit site concurrent with record plat approval of Landbay 2 (multi-family section). Staff expressed concern that this proffer left the timing of the dedication solely up to the applicant. In order to ensure the timely dedication of this land, in accordance with the Comprehensive Plan recommendations, staff recommended that the proffer be revised to state that dedication shall occur with record plat

approval for Landbay 2 or upon request by the County, whichever occurs first. Department of Transportation (DOT) staff also noted that location of the proposed 30 foot wide access easement off of the Landbay 1 cul-de-sac was too restrictive and not wide enough to accommodate bus traffic.

Resolution: The proffers have been revised to provide dedication either with site plan approval for the multi-family units in Landbay 2 or not later than January 8, 2002. Department of Transportation (DOT) has indicated that the timing is acceptable. The CDP/FDP has been revised to provide a more flexible alignment for the proposed transit access from the Landbay 1 cul-de-sac. However, the proffers are silent with regard to timing of construction of the public street access to the transit site either from Landbay 1 or Landbay 2. Staff recommends that if either of the public streets depicted on the Pulte CDP/FDP have not been constructed by the time the transit site is ready for development and the County has to construct the public street access, the proffers should stipulate that the County shall be reimbursed for the cost of constructing this access. The proffers do not yet address this issue.

Issue: Centreville Farms Road and Leland Road Improvements

The applicants, collectively, are proposing to phase construction of a four lane divided spine street (Centreville Farms Road) through the site from Lee Highway to Stringfellow Road and are requesting that construction costs be credited against obligations to the Centreville Farms Road Fund. The Comprehensive Plan states that such credit may be received if a four lane divided spine street is constructed between Lee Highway and Centreville Farms Road. Initially, the applicants proposed a phasing of the roadway construction which would have had the portion of Centreville Farms Road from Lee Highway extending approximately 1,800 feet north of Leland Road completed by the year 2003 and the remaining portion of Centreville Farms Road to Stringfellow Road constructed by the year 2005. The improvements to Leland Road would be completed with development of each adjacent residential section. These commitments were based in part on a traffic assessment prepared by the applicants and submitted to the DOT for review.

Upon review of the traffic assessment, (DOT) staff raised serious reservations regarding the proposed timing of construction of the improvements. Staff believed that, given the projected traffic volumes, the timing for completion of Centreville Farms Road by the year 2005 was inadequate. Staff recommended that the timing of the roadway be tied to the number of units being developed.

Resolution: In response to staff's concerns, the applicants have submitted revised proffers which collectively commit to the following improvements and phasing:

- Prior to the issuance of the 400th RUP (which represents approximately 28% of the total units proposed) Centreville Farms Road shall be constructed and in use from either: a) Lee Highway to the multi-family entrance opposite Pulte's Landbay 3; or b) from Stringfellow Road to the multi-family entrance opposite Pulte's Landbay 3. Although the Plan text states that the section of Centreville Farms Road from Rt. 29 to Leland Road should be constructed early in the development, staff is supportive of this phasing alternative provided that Leland Road is also reconstructed from Arrowhead Park Drive to its intersection with Centreville Farms Road by the issuance of the 400th RUP if the Lee Highway to Leland Road segment of Centreville Farms Road is constructed first. The revised proffers include this commitment.
- Prior to issuance of the 800th RUP (which represents approximately 55% of the total units proposed), the entire length of Centreville Farms Road from Lee Highway to Stringfellow Road will be completed and available for use.
- Concurrent with the completion of the initial segment of Centreville Farms Road either from the east (Stringfellow Road) or the south (Rt. 29), the requisite signal construction or modifications to these intersections will also be completed. By the 800th RUP, signal modifications at both intersections shall be completed.
- The Leland Road improvements (standard two lane section with face of curb set at 19 feet from centerline, with turn lanes at Centreville Farms Road and Arrowhead Park Drive), will be improved concurrently with development of the immediately adjacent residential section, except that the section of Leland Road from Arrowhead Park Drive to the eastern boundary of the Winchester South (RZ 2000-SU-043) rezoning will be constructed prior to the issuance of the 300th RUP should the initial segment of Centreville Farms Road be constructed to Stringfellow Road. As noted in the first bullet, if the initial segment of Centreville Farms Road is constructed from Route 29, the proffers commit that the entire length of Leland Road from Arrowhead Park Drive to its intersection with Centreville Farms Road will be completed by the issuance of the 400th RUP.

Staff believes that the collective commitments for phasing construction of Centreville Farms Road and Leland Road, including signalization at the three intersections, fulfills the transportation recommendations set forth in the Comprehensive Plan and meets the conditions for obtaining credit against the Centreville Road Fund.

Issue: Lee Highway Improvements

The transportation assessment prepared by the applicants recommended that a right turn deceleration lane be provided westbound on Lee Highway at Centreville Farms Road. Upon review of the assessment and proposed traffic

volumes associated with the application, staff determined that, in addition to a right turn lane, additional right-of-way was needed for construction of a third through lane and dual left turn lanes from westbound Lee Highway onto southbound Union Mill Road.

Resolution: Collectively, the applicants have committed to dedicate the necessary right-of-way and construct along Pulte's Lee Highway frontage, a third through lane westbound, a right turn lane onto northbound Centreville Farms Road, a left turn lane from eastbound Lee Highway to northbound Centreville Farms Road and dual left turn lanes from Lee Highway to Union Mill Road as generally depicted on the Pulte CDP/FDP. These improvements will be completed concurrent with the construction of Centreville Farms Road from Route 29 to Leland Road. In addition, a westbound transition taper will also be provided on Lee Highway along this application's Lee Highway frontage. With the proposed proffer commitments, this issue has been resolved.

Issue: Signalization at Centreville Farms Road and Leland Road Intersection

The Centreville Farms Road and Leland Road intersection, as noted in the traffic assessment prepared collectively by the applicants, is proposed to be controlled by a two way stop on Leland Road. Centreville Farms Road traffic will have the right-of-way at the intersection and vehicles on Leland Road will be required to stop before entering the intersection. Staff believes that the traffic generated by the proposed Centreville Farms development will ultimately warrant a traffic signal at this intersection. Staff has requested that the applicant commit to provide a signal if warranted and approved by VDOT within 12 months of buildout of the site.

Resolution: The applicants have committed to provide a signal at the intersection of Centreville Farms Road and Leland Road within 12 months of the signal being warranted and approved by VDOT, but not later than final bond release, whichever occurs first. It should be noted that the warrant study for all three proposed traffic signals will be submitted by the issuance of the collective 200th RUP. The applicant has indicated that if the traffic signal is not warranted by VDOT prior to the issuance of the 1200th RUP, the applicant shall have no further responsibility to fund or construct this signal. DOT staff has indicated that this proffer commitment is satisfactory. Therefore this issue has been resolved.

Issues associated with this application RZ 2000-SU-043.

The initial DOT analysis dated January 12, 2001, was based on plans dated December 20, 2000, and proffers dated December 22, 2000. An addendum dated January 25, 2001, was prepared in response to revised submissions received in January 2001. Many of the issues outlined in the original Analysis have been addressed. The issues noted below are those issues which were

outstanding at the time the DOT addendum was prepared and which have been addressed as follows:

Issue: Improvements to Leland Road

The improvements to Leland Road, west of the Centreville Farms Road intersection, will be completed as the adjacent residential section develops. One unconsolidated lot remains between Landbay 5 of the Pulte application and the single family detached units within this application. This lot which is identified as Tax Map 55-3 ((2)) 100 is owned by the Board of Supervisors and utilized as a group home. Currently, the lot has driveway access to Leland Road. The previously submitted CDP/FDP noted that the frontage improvements across this lot were to be constructed by others. In order to ensure a safe, unified and contiguous roadway section along Leland Road, the applicant should commit to provide the frontage improvements across this parcel.

Resolution: The CDP/FDP and the proffers have been revised to commit to completion of frontage improvements across the frontage of this parcel.

Issue: Bradley Road

The applicant is proposing to vacate Bradley Road between Lee Highway and Leland Road. Although supportive of the vacation proposal, staff noted that with the vacation, the only public street access afforded to Tax Map 54-4 ((6)) 73 would be across a significant floodplain. Staff recommended that the applicant provide an extension of the cul-de-sac adjacent to proposed Lots 78 and 79 to parcel 73 or provide an access easement from the end of the cul-de-sac to Lot 73. Further, if Bradley Road is vacated, the applicant should commit to remove and scarify the existing pavement and roadbed and revegetate the area.

Resolution: The revised CDP/FDP depicts a 30 foot wide access easement off the end of the cul-de-sac to provide access to Parcel 73 in the event Bradley Road is vacated. However, the applicant has also depicted an alternative layout for the area adjacent to Bradley Road. A note on the Plan states that the layout depicted on the base plan, which has Bradley Road being vacated, was designed to match a pending proposal for elderly housing west of Bradley Road. Lot 73 is the planned location of a regional stormwater management facility. Should this pending proposal to the west not go forward, the applicant reserves the right to execute the alternative layout which would have Bradley Road terminate in an off-set cul-de-sac within the land area subject to this application. The lots would be slightly reoriented to accommodate the cul-de-sac. No access from the applicant's proposed development would be provided to the cul-de-sac. Staff believes this alternative layout satisfactorily addresses staff's concerns, although with the provision of the access easement off the cul-de-sac, staff believes the alternative layout will not be necessary. Further, the proffers commit to remove

and scarify the existing pavement and roadbed in the event Bradley Road is vacated and to revegetate the area.

Issue: Lee Highway frontage improvements

The Comprehensive Plan calls for the widening of Lee Highway to a six lane divided highway to include a third westbound lane and construction of a service drive. Proffer 10.C. 2 states that the applicant shall not be required to construct or escrow the funds for constructing frontage improvements across the frontage of Tax Map 55-3 ((2)) 165 at the western edge of the property. Staff recognizes that Parcel 165 has extensive wetland areas and that utility relocation and construction and/or expansion of the existing bridge structure would likely be a costly element of frontage construction. Therefore, staff could support, in lieu of construction of the third travel lane, provision of an escrow which omits the bridge structure, fill/grading and utility relocation costs, but accounts for the costs of the additional 12 foot wide travel lane and curb and gutter.

Resolution: In lieu of escrow, the applicant has provided for an interparcel access, described below. Staff believes this is an acceptable alternative.

Issue: Interparcel Access

Several parcels along Lee Highway west of Centreville Farms Road have not been consolidated with this application. A wide floodplain and EQC separate these parcels (Tax Map 55-3 ((2)) 1-4) from the buildable land of the subject rezoning application. The Plan for the redevelopment option states that no direct access should be provided to Lee Highway. Therefore, in order to ensure that in the event of redevelopment of these parcels no direct access is provided to Lee Highway, the applicant should either dedicate right-of-way for a service drive west of proposed Centreville Farms Road or commit to provide right-of-way as needed for a public street connection to these lots through Lot 5 included in this application and a sliver of land included within the Pulte application which are proposed to be left as open space.

Resolution: The revised CDP/FDP depicts a 50 foot wide reservation area to be located within a 150 feet of the northern boundary for future dedication of a public street connection. Both applicants have committed to provide an interparcel access easement across the northern portion of Parcel 5 and any residual piece of the Pulte property left after Centreville Farms Road has been constructed to accommodate a public street connection to these parcels. The exact location of the public street connection will be determined at the time of redevelopment of these lots. Staff believes this issue has been addressed.

Issue: Proffer Comments

The DOT addendum dated January 25, 2001, identified several concerns related to the proffers dated January 16, 2001.

Resolution: Staff believes the revised proffers and CDP/FDP dated January 29, 2001, satisfactorily address the issues identified. However, staff continues to recommend that the details related to processing of the road fund contribution be deleted as this process is set forth in the procedural guidelines for administration of the road fund contribution.

In summary, staff believes that with the revised CDP/FDP, proffers and development conditions, the applicant has satisfactorily addressed all transportation issues.

Environmental Analysis (Appendix 7)

The Environmental Assessment has identified several issues as outlined below:

Issue: Environmental Quality Corridor (EQC) and Resource Protection Area (RPA)

The property drains to Little Rocky Run along the southern boundary of the site via several unnamed tributaries. There is EQC and RPA located along this southern boundary. The EQC delineation is accurately depicted on the CDP/FDP. However, staff expressed concern with the applicant's delineation of the RPA which as depicted is essentially coterminus with the EQC. Staff also expressed concern that the proposed EQC and RPA boundaries were located very close to the rear lot line boundaries of the proposed units.

Resolution: The applicant has proffered to submit a RPA delineation study to DPWES prior to the first site/subdivision plan. If the study results in lots located within the RPA, the applicant has committed to remove the lots from the RPA which may result in the deletion of lots or a Proffered Condition Amendment to reconfigure the layout. Staff believes the proffer adequately addresses this issue, although, it would be preferable to have the boundary delineation approved with this application. It should be noted that the applicant has presented an alternative layout on Sheet 17 of the CDP/FDP which decreases the number of townhouse units and increases the number of single family detached units while maintaining the same unit count overall. This alternate layout provides for a greater setback from the EQC/RPA boundaries. It would be desirable for the applicant to commit to construct this layout.

Issue: Water Quality

The site is in the Occoquan Watershed and the Water Supply Protection Overlay District (WS). The CDP/FDP depicts a regional pond facility located along the eastern boundary of the application property and on the Pulte application. The applicants in both rezoning applications have committed to construct this pond in accordance with the schematic shown on Sheet 16 of the CDP/FDP. However, a significant portion of this application property does not drain to the regional pond to the east. A second regional pond is planned off-site to the southwest. The applicant should demonstrate that adequate stormwater management both in terms of water quality and water quantity will be provided for the western portion of the site.

Resolution: The applicant has proffered to provide temporary stormwater management in the vicinity of proposed Lots 65-70 until such time as the regional facility to the southwest is constructed. Therefore, this issue is resolved.

Issue: Tree Preservation

The Policy Plan calls for protecting and restoring some tree cover during development. The CDP/FDP shows proposed tree save almost exclusively within the EQC/RPA. Staff believes that there are additional possibilities for tree preservation and restoration along the perimeter of the property and in the regional stormwater management facility. Trees should be saved adjacent to the EQC/RPA in both the townhouse and single family detached sections and within some of the common open space areas. Native trees should be planted in and around the proposed regional SWM facility in accordance with PFM standards.

Resolution: The CDP/FDP shows tree save exclusively within the area of the RPA/EQC. The applicant has proffered to prepare a tree preservation plan which includes a tree survey of all trees 12" in diameter or greater located within 20 feet of either side of the limits of clearing and grading in designated tree save areas and to provide for protection of these areas during clearing, grading and construction. The proffers also provide for replanting around the perimeter of the regional pond as well as within the basin of the pond. Although it would be desirable to provide for other areas of tree preservation outside of the RPA/EQC, staff believes the tree preservation commitments are satisfactory.

Issue: Light Pollution

All lighting for the site, including street lights, building security lights and lighting of common areas and public spaces should utilize full cut off fixtures. The applicant has proffered that all common area or public area lighting, except entry monumentation/signage lighting, shall feature full cut-off shielding and shall be directed inward and downward to prevent light spillage onto adjacent properties. The proffers also provide that street lighting along the Spine Road and Leland

Road shall feature full cut-off fixtures. However, the proffers reserve the right to use uplighting (spotlights) for the entrance monumentation signs.

Resolution: Staff believes the proffer is acceptable, with the exception of uplighting the entrance signage. Spotlights which are not correctly directed can cause glare. Staff recommends that the entrance signage be either backlit or downlit.

Public Facilities Analyses (Appendices 8-14)

Sanitary Sewer Analysis: The application property is located in the Little Rocky Run (S1) Watershed and would be sewered into the UOSA Treatment Plant. An existing 8-inch line located in Summit Road and within the boundaries of the property is adequate for the proposed use at this time. It should be noted that Little Rocky Run reimbursement charges are applicable. (See Appendix 8)

Fire and Rescue: The subject property is serviced by the Fairfax County Fire and Rescue Department Station #17, Centreville. The requested rezoning currently meets fire protection guidelines. (See Appendix 9)

Fairfax County Water Authority: The analysis states that the application is located within the franchise area of Fairfax County Water Authority. Adequate water service is not available at the site. An offsite water main extension will be required to an existing 12-inch water main located in Wharton Lane to bring domestic service and fire protection to the site. In addition, a 12-inch water main crossing of Route 66 will be required. The Water Authority also requires a 24-inch oversize of the water main to be installed in Centreville Farms Road. It should be noted that according to the Water Facilities Agreement between the Board of Supervisors and Fairfax County Water Authority, any water main extension over 16-inches in diameter is subject to review under the County's 2232 Review process. The Facilities Planning Branch of DPZ has indicated that pursuant to Va. Code Section 15.2-2232(D), the proposed 24-inch water main may be deemed a feature already shown on the Comprehensive Plan and exempted from the requirement for submittal to and approval by the Planning Commission, if the Board of Supervisors approves the public use through the acceptance of a proffer and the public use is identified within, but is not the entire subject of, a site plan or final development plan. The applicant has added a proffer which commits to the construction of the 24-inch water main within Centreville Farms Road. (See Appendix 10)

Utilities Planning & Design Analysis: The analysis notes that the property is adjacent to regional ponds R-16 to the west and R-161 to the east. The analysis recommends that the regional pond R-161 be constructed as indicated on the CDP/FDP and as also detailed on the Pulte CDP/FDP. The analysis further recommends that tree save areas outside the BMP storage area be maximized and that cleared areas be replaced with wetland vegetation, indigenous tree plantings and/or wildflower areas. It is recommended that the Pond be

constructed on a parcel that is dedicated to the County. The applicant has committed in Proffer 16 that prior to the issuance of the first RUP the regional pond will have been bonded and under construction in accordance with the schematic pond design prepared by VIKA, Inc. and depicted on Sheet 16 of the CDP/FDP. The proffers further commit to planting both within the pond basin and surrounding the pond to restore a more natural appearance to the area. The land area encumbered by the Regional Pond will be conveyed to the Board of Supervisors. (See Appendix 11)

Fairfax County Public Schools: The application property is currently located within the attendance boundaries for Greenbriar West Elementary, Rocky Run Middle and Chantilly High Schools. The current student membership for all three schools is projected to be above capacity through the 2005-2006 school year. However, the proposed development will be served by a new elementary school site to be constructed on land dedicated to the Board of Supervisors in conjunction with the concurrent Pulte application. In addition to serving the Centreville Farms area, this new school is also needed to provide overcrowding relief potentially to Greenbriar East, Greenbriar West, Poplar Tree, Centreville and Willow Springs Elementary Schools, which combined, presently support 41 temporary classrooms. Staff from the Office of Design and Construction have indicated that the school is planned to open in September 2002 and 18 months is needed for construction. Therefore, to accommodate the desired 2002 opening date, the FCPS has requested that the land area for the school site be dedicated as soon as possible. It should be noted that the School Board in conjunction with the Park Authority have filed a FDP on the 28.44 acre combined school and park facility. This FDP is scheduled for public hearing before the Planning Commission on March 15, 2001.

The proffers commit to dedicate the 17 acre school site as required by the Comprehensive Plan for the Redevelopment Option. Staff initially expressed concern with the timing of the dedication which provided for dedication at the time of site plan approval for Landbay 3. No commitment was made as to the timeframe anticipated for submitting the site plan for Landbay 3. However, the most recent revisions to the proffers state that dedication of the 17 acre school site to the Board of Supervisors will occur at the time of subdivision plan or site plan approval for the first residential section but not later than January 8, 2002, whichever first occurs. The applicant has indicated that approval of the first residential section is anticipated to occur during the summer of 2001 (See Appendix 12).

Park Authority:

The Plan for the Centreville Farms Area calls for the dedication of approximately 23 acres as an addition to the existing 13 acre Arrowhead Park. The dedication referenced in the Plan calls for dedication of a minimum of 11 developable acres for active recreation facilities. While this particular application does not contain

the land area identified in the Comprehensive Plan to be dedicated, the applicants in all three zoning applications have collectively proffered to provide for the dedication of parkland. The proffers set forth in the Pulte application (RZ 2000-SU-029) commit to dedicate 24 acres to the Park Authority for public park purposes within 2 ½ years from the date of rezoning. The Fairfax County Park Authority (FCPA) staff has expressed concern with the terms and timing of the dedication and are actively negotiating with Pulte Home Corporation on this issue as discussed in the staff report for RZ 2000-SU-029.

In addition, the applicant has now committed to dedicate the EQC area located south of the Regional Stormwater Management Pond and west of proposed Centreville Farms Road. The report also notes that there is minor stream bank erosion and channel degradation, within the EQC to be dedicated. FCPA staff requests that the proffers include a commitment for stabilization of these areas prior to dedication to the Park Authority. The FCPA staff has also requested that the proffers provide for Park Authority review and approval, in addition to the Urban Forester, for the regional pond landscaping plan, as well as approval of the limits of clearing and grading, EQC/RPA delineation and tree preservation plan. It should be noted that the Park Authority is one of the agencies which reviews site/subdivision plans.

Further, in accordance with Sect. 6-110 and 16-404 of the Zoning Ordinance, the applicants have committed to contribute \$955/market rate unit to provide recreational facilities. These facilities are to be provided collectively with this application and with the applications for RZ 2000-SU-042 and RZ 2000-SU-029 and will include a community clubhouse, swimming pool, tot lot and two tennis courts to be located within the land area of Winchester North (RZ 2000-SU-042). The proffers commit to the establishment of an umbrella Homeowners Association that shall own and maintain the recreational facilities. The community pool, clubhouse and other facilities are proffered to be constructed and in use prior to the issuance of the 531st RUP, exclusive of the multi-family units, which represents approximately 51% of the remaining units. Sheet 8 of the CDP/FDP depicts the location of other recreational amenities proposed for the overall Centreville Farms Area which include trails, several passive recreation areas and three additional tot lots. Park Authority staff recommends that the applicants commit to provide a mix of recreational facilities to include one playground, two tot lots (or one tot lot and one tennis court) and one multi-use court in lieu of the four tot lots.

The proffers for all three applications also commit that if the total value of the recreational improvements is less than the proffered \$955/unit, the applicants will provide a contribution to the Park Authority for the remainder of the recreation contribution to be used for development of athletic facilities or play equipment on the park/school site. The FCPA staff recommends that the proffer be reworded to be more general and state that the excess funds be used for park development and improvements at Arrowhead Park. (See Appendix 13)

County Archeological Services (CAS): According to the County Archeologist the property contains a previously recorded archeological site and two newly discovered sites. The previously recorded site was initially recorded with the Virginia Department of Historic Resources as the Bradley Road Civil War Camp. Further reconnaissance identified an additional prehistoric American Indian component of an undertermined age at the southern end of the site near Little Rocky Run. The two other identified sites produced a moderate collection of stone artifacts including tool-like artifacts of rhyolite, an imported stone. CAS Staff recommends that the site be subject to a tight interval transect sample followed by an appropriate method designed to locate buried features. Such a method should involve plowzone removal in artifact concentration areas or areas of likely Civil War activity. The entire site should be monitored during initial clearing and grading to permit recovery of any additional information recovered during earthmoving.

The proffers commit to preparing a Phase I archeological study, including tight interval samples for all three identified sites, for submission to the County Archeologist and to permitting the County Archeologist to enter the property to perform additional tests or studies and to recover artifacts during the initial cleaning of the property. CAS staff has indicated that a commitment to a Phase II study, if warranted by the Phase I study, is desirable. The proffers do not address this issue. (See Appendix 14)

Land Use Analysis (Appendix 5)

The purpose and intent of the recently adopted Centreville Farms Comprehensive Plan Amendment is to facilitate the assemblage and consolidation of parcels to achieve a well designed and coordinated development, land dedication for public infrastructure, and a coordinated transportation network. In order to develop above the baseline density of 1-2 du/ac and to achieve the Redevelopment Option Level of 4 du/ac, the Plan specifically recommends the following dedications of land: approximately 4.5 acres for a transit site; approximately 17 acres for an elementary school; and, approximately 23 acres for parkland for active and passive recreation.

The land dedications for school, park and transit uses required under the Redevelopment Option have been proffered with the Pulte zoning application. The proffers provide for the appropriate dedications as called for in the Comprehensive Plan. Staff initially noted concerns with the timing of these dedications. As a consequence, the proffers have been revised to set forth specific time frames as to when the land dedications for school, park and transit use will occur. However, it is noted that the terms and conditions of the Park dedication are still under negotiation. Failure to resolve this issue may hinder the fulfillment of the Plan recommendations under the Redevelopment Option for all three rezoning applications.

The Plan recommends a general land use concept for the Redevelopment Option which includes the design and construction of a central spine road. This spine road (Centreville Farms Road) is planned to intersect with Leland Road. The Plan recommends general locations for land units which are designated for either multi-family, single family attached or detached units, each with a specified density range. (See the Redevelopment Concept Plan and General Unit Location Map, Figures 13 and 14, respectively, in Attachment 1 of the Land Use Analysis). This concept effectively transfers density away from those areas which are planned for dedication to public uses, while still maintaining an overall density that does not exceed 4 du/ac for all of Centreville Farms, inclusive of those existing stable neighborhoods along Summit Street and the Woodlands subdivision on the west end of Leland Road.

Higher densities are generally planned adjacent to I-66 and the central Centreville Farms Road, while lower densities act as transitions to existing single family detached residences (Land Units E, F, J, and K). The General Unit Location Map concentrates single family detached residences at densities ranging from 1-2 du/ac up to 4-5 du/ac on the west side of Centreville Farms Road and along the southern section of Arrowhead Park Drive. Multifamily units are planned for the area adjacent to Route 66 and the future transit site (Land Unit G1). Townhouse densities are planned adjacent to the multi-family land unit and internal to the development with densities ranging from 4-5 du/ac up to 5-8 du/ac.

The Comprehensive Plan stipulates an overall cap of 1640 units (without bonus or Affordable Dwelling Units ADUs) at an overall density of 4 du/ac for all of Centreville Farms, including those existing stable residential neighborhoods that remain planned at 1-2 du/ac (Land Unit J) and including any lots that have not been consolidated within the three concurrent applications. This number of units (1640) is less than the cumulative total of the high end of each Land Unit. If approved, the three concurrent rezoning applications will yield a total of 1440 units (exclusive of ADU units and bonus units) which is less than the Plan cap. Those lots not consolidated within the initial rezoning applications retain the ability to develop at the baseline level of 1-2 du/ac or, with consolidation of a minimum of 50% of the land area of a particular land unit, in accordance with the Land Use Concept Plan specified in the Redevelopment Option. In staff's opinion, the applicant has satisfactorily demonstrated that the density proposed with the three initial rezoning applications, when coupled with the existing subdivision and the remaining development potential in terms of unit yield for the undeveloped land area outside of these applications, will not exceed the planned unit cap or overall density recommendation for Centreville Farms.

The remainder of the analysis focuses on issues specifically related to this application:

Unit Type and Density

The property subject to this application is located within Land Unit A and J as designated on the Redevelopment Concept Plan Map. A density up to 4-5 du/ac is permitted within these land areas. The Generalized Unit Location Map for the Redevelopment Option designates the portion of Land Unit A east of the proposed Centreville Farms Road alignment for townhouse units and designates the portion of Land Unit A west of Centreville Farms Road for single family detached units. This application proposes a density (3.87 du/ac) with townhouse units east of Centreville Farms Road and single family detached units west of Centreville Farms Road. The applicant has elected to develop the 15 acres of the 23 acre Land Unit J with single family detached dwellings. The remaining 8 acres of Land Unit J which have not been consolidated are limited to development at the base density of 1-2 du/ac. This application is in conformance with the Redevelopment Concept Plan for Centreville Farms.

Trails

Staff requested clarification of the trail commitments to ensure that trail connections from the residential neighborhoods to the stream valley trail are provided. The applicants in the three concurrent applications have submitted as part of their respective CDP/FDPs a trail and sidewalk plan for the entire Centreville Farms area. This plan depicts the proposed stream valley trail and connections from the residential sections. Coupled with the proffer commitments to construct the trails as depicted on the CDP/FDP, staff believes this issue has been satisfactorily addressed.

Transitions

The western edge of the proposed single family detached lots abuts existing large lots (Tax Map 54-4 ((2)) 111 and 141) which are developed with existing single family homes that have frontage on Leland Road and Shreve Street, respectively. Where the proposed development abuts these existing lots, up to four new single family lots are proposed adjacent to each of the existing lots. The CDP/FDP depicts a single row of deciduous and evergreen trees along the rear lot lines of the proposed lots which abut the existing dwellings. Because these lots were not consolidated with this application, future redevelopment can only occur at the baseline level of 1-2 du/ac. It would be desirable to provide for a more substantial buffer, within a common open space strip. This issue has not been addressed.

Comprehensive streetscape plan for Centreville Farms Road and Leland Road.

All of the concurrent rezoning applications have committed to the same streetscape plan for the areas adjacent to both the central spine road and Leland

Road. Sheets 10 through 13 of the CDP/FDP for this application include the full length of the streetscape for these major roads both in plan view and as a typical streetscape section. The applicants have addressed recommendations for appropriate planting widths to accommodate a unified landscape scheme of street trees, evergreen and deciduous trees, and potential areas for berms. In addition, the location of focal landscape areas, benches, street lighting, and median landscaping has been depicted on the detail plan sheets. Appropriate lighting, which will feature full cut-off luminaries, except for the entrance signs, is noted on the submitted plan sheets for all three applications. The draft proffers for all three concurrent applications commit to provide for coordinated streetscaping and design amenities as set forth on the streetscaping sheets which are included in the CDP/FDPs for all three applications.

In summary, as indicated by the analysis above, the proposed rezoning applications are in conformance with the planned residential use and intensity recommendations contained in the recently adopted Comprehensive Plan amendment for Centreville Farms. Coordinated streetscaping, stormwater management and pedestrian connections and appropriate transitions have been provided.

Residential Density Criteria

The Plan states that evaluation of a development application at the Redevelopment Option level should be based on conformance with the development criteria set forth in Appendix 9 of the Land Use section of the Policy Plan. Appendix 9 is applicable for all development above the base density recommendations. This application proposes a density of 3.87 du/ac which is below the planned density range of 4-5 du/ac for the land units in which this application is located. Therefore, the density criteria are not applicable.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The requested rezoning of the 58.09 acre site to the PDH-4 District must comply with the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

Sect. 6-101. Purpose and Intent: This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units. The proposed plan depicts development of 103 single family detached units and 122 townhouse units on the subject property at an overall density of 3.87 du/ac.

Twenty two (22%) of the entire site is preserved as open space, including the EQC and RPA areas.

Further, this applicant in conjunction with the applicants in the other two concurrent zoning cases, which together rezone a total of 266 acres to the PDH-8 and PDH-4 Districts, provides for a coordinated development to include provision of community serving recreational facilities; dedication of land for park, school, and transit facilities; construction of Centreville Farms Road and improvements to Leland Road, with coordinated streetscaping treatments along these roadways. Therefore, staff believes the request for rezoning to the PDH-4 District is appropriate.

Sect. 6-107 (Par. 1) Minimum District Size: This section states that a minimum of two (2) acres is required for approval of a PDH District. The area of this rezoning application is 58.09 acres; therefore, this standard has been satisfied.

Sect. 6-107 (Par. 2) Minimum Lot Area: There is no specific requirement for a minimum lot size; however, on each single family attached dwelling unit lot, a privacy yard having a minimum area of 200 square feet shall be provided. The townhouse units in this application provide the 200 square foot privacy yard. Therefore, this standard has been satisfied.

Sect. 6-109. Maximum Density: The maximum density for the PDH-4 District is 4.0 dwelling units per acre (du/ac). The proposed density is 3.87 du/ac. Therefore, this standard has been satisfied.

Sect. 6-110. Open Space: Par. 1 requires a minimum of 20% open space for a PDH-4 District. Par. 2 requires recreational facilities be provided in the amount of \$955/unit. The application proposes to provide 22% of the site in open space. A swimming pool, clubhouse, two tennis courts and a tot lot are proposed within the community recreation area located in the Winchester North application for use by all residents within the land area of the three zoning applications, collectively referred to as FairCrest. In addition a tot lot will be provided in the townhouse section of this application as will a series of trails, including a portion of the stream valley trail through the EQC. All three applicants are participating in the construction of these facilities and other recreational amenities throughout the entire Centreville Farms development as depicted on Sheet 8 of the CDP/FDP. An umbrella homeowners association (HOA) will be established with the concurrent developments, which will permit the residents of the neighboring developments to use the community facilities proposed in the Winchester North application. It should be noted that the multi-family development will have its own pool and clubhouse and will not participate in the umbrella HOA. If the facilities proposed do not require the full expenditure of \$955/unit, the applicants have committed to provide these funds to the Park Authority. Staff believes this standard has been satisfied.

Article 16. Sections 16-101 and 16-102**Sect. 16-101 General Standards**

Par. 1 requires conformance with the Comprehensive Plan recommendations. The application property is one of three concurrent applications filed in the Centreville Farms Area under the Redevelopment Option. The Redevelopment Option permits development in accordance with the general land use concept which recommends locations for landbays and specifies the permitted unit types and density ranges permitted in each landbay. The Redevelopment Option also requires the consolidation of sufficient land area with the initial rezonings to provide for dedication of land for school, park and transit use. This application is located within Land Units A and J which permit both townhouse and single family detached units at a density of 4-5 du/ac. The proposed density is 3.87 du/ac.

The three rezoning applications have provided for the required road dedications as noted in the Plan and for the construction of Centreville Farms Road and improvements to Leland Road. The applicants have also provided for the required land dedications for school, park and transit uses, although the timing of these dedications needs to be clarified. Staff believes this standard has been satisfied.

Par. 2 requires that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The most comparable conventional zoning district to PDH-4 is R-4. The proposed development allows for preservation of the EQC, permits a mix of unit types and allows for the provision of recreational facilities that would not be required with a conventional zoning district. In staff's opinion, this standard has been satisfied.

Par. 3 requires protection and preservation of scenic assets. The application proposes to preserve the EQC and RPA area associated with Little Rocky Run. Staff believes this standard has been satisfied.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. The proposed design is consistent with the existing and proposed development that surrounds the subject property. Single family detached units are proposed in the western half of the site, adjacent to existing single family homes within Land Unit J. However, it would be desirable to provide a more substantial buffer adjacent to the unconsolidated lots of Land Unit J, until such time as the property redevelops. The applicants have provided for a coordinated stormwater detention facility, transportation system, and recreation facilities with the concurrent applications. Staff believes this standard has been satisfied.

Par. 5 requires that adequate transportation and other public facilities are, or will be, available to serve the proposed use. The applicant has proffered, in

coordination with the other applicants, to construct Centreville Farms Road and Leland Road subject to phasing of the improvements as outlined in the proffers, as well as to construct the regional pond. Staff believes the proposed commitments are acceptable. Therefore, this standard has been satisfied.

Par. 6 requires that coordinated linkages among internal facilities and services, as well as connections to major external facilities and services be provided. As depicted on Sheet 8 of the CDP/FDP, a coordinated system of sidewalks and trails has been provided between the three applications. Therefore, this standard has been satisfied.

Sect. 16-102 Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance, the most comparable conventional district is the R-5 District which permits both single family detached and attached units. For single family detached units, the minimum front yard requirement is 20 feet; the side yard requirement is 8 feet; and, the rear yard requirement is 25 feet. For single family attached units, the front yard is controlled by a 15 degree angle of bulk plane but not less than 5 feet; the side yard is controlled by a 15 degree angle of bulk plane but not less than 10 feet; and, the rear yard is controlled by a 30 degree angle of bulk plane but not less than 20 feet. All minimum setback requirements from peripheral lot lines have been met, with the exception of the westernmost single family detached lots which abut properties that have not been consolidated with this application. While no building envelopes have been provided on the lots to show the minimum setbacks, the typical single family detached layout shown on Sheet 4 of the CDP/FDP provides a 5 foot minimum rear yard. Staff believes that where the single family detached lots abut an existing residential lot that has not been consolidated, a minimum building setback of 20 feet should be provided. Staff has prepared a development conditions to address this issue.

In addition, the applicant is requesting a modification of the transitional screening and a waiver of the barrier requirement along the eastern and western boundaries of the townhouse section of the development. Single family detached units are proposed on either side of the townhouse section; however, both of the single family detached developments will be separated from the townhouse section by either Centreville Farms Road or the regional stormwater management facility. Appropriate buffers and landscaping will be provided along the Centreville Farms Road frontage of the townhouse units and landscaping will be provided around the stormwater management facility. Therefore, staff supports the request for a modification of the transitional screening and waiver of the barrier requirement in favor of that shown on the CDP/FDP. Therefore, this standard has been satisfied.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all applicable Zoning Ordinance provisions.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. The applicant has provided a proffer commitment to construct the private streets to public street standards. This standard will be addressed at the time of site plan review.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. As stated above, the proposed development satisfies the recreational facilities requirements for P district developments and has coordinated with the concurrent applications to provide a coordinated sidewalk and trail system. Therefore, this standard has been satisfied.

ADU Provisions

No ADUs are required with this application as the proposed density is below the Plan range. The applicant has not committed to contribute to the Housing Trust Fund.

Waivers/Modifications

Transitional Screening and Barrier Modifications

This issue was discussed previously.

Waiver of the 600 foot maximum length of private streets.

The applicant has requested a waiver of the 600 foot maximum length of private streets. Private streets are found in many townhouse developments to allow more flexibility in the layout of the site. The proffers commit to notification of prospective home buyers in writing that maintenance of the roadway network is the responsibility of the homeowners association and not the County or VDOT. Staff believes that a waiver of the 600 foot maximum length of private streets is appropriate in this instance.

Waiver of construction of the Service Drive Requirement along Lee Highway

Staff noted that without addressing access for the four unconsolidated parcels along Lee Highway, west of Centreville Farms Road, staff could not support the requested waiver. The revised proffers have committed to providing an interparcel connection across Tax Map 55-3 ((1)) 5 of sufficient width to accommodate a public street connection to be located within 100 feet of the northern property line of Parcel 5. With this commitment, staff supports the requested waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant is requesting approval to rezone approximately 58 acres from the R-1 to the PDH-4 District to permit development of 103 single family detached and 122 single family attached units on the subject property at a density of 3.87 du/ac and concurrent approval of the Final Development Plan.

The applicant in this rezoning application has worked closely with the applicants of RZ 2000-SU-042 and RZ 2000-SU-029 to meet the parameters of the Redevelopment Option for Centreville Farms to include land dedications for school, park and transit uses; transportation improvements through the coordinated alignment and construction of Centreville Farms Road and Leland Road, including coordinated streetscaping for these roadways; recreational facilities, to include a clubhouse, pool, tennis courts and tot lots as well as a coordinated pedestrian network throughout the three developments; and, provision of a regional stormwater detention facility. However, there are a few remaining issues that the applicant should address to enhance the overall proposal including:

- Revise Road Fund Proffer to delete language related to Fund administration.
- Provide for expanded open space/tree preservation within the proposed development.
- Commit to conduct a Phase II archeological study, if warranted by the Phase I study.
- Commit to back lighting or down lighting entrance monumentation signs.
- Commit to stabilization of the stream bank within the EQC/FPA prior to dedication to the Park Authority.
- Provide for a more substantial buffer within a common open space strip where the proposed single family detached lots abut existing large lots Tax Map 54-4 ((2)) 111 and 141

Staff believes that with the proposed proffers and development conditions, the application is in conformance with the Comprehensive Plan and all Zoning Ordinance requirements.

Recommendations

Staff recommends approval of RZ 2000-SU-043 and the Conceptual Development Plan subject to the execution of proffers consistent with those set forth in Appendix 1 and subject to Board approval of RZ 2000-SU-042 and RZ 2000-SU-029.

Staff recommends approval of FDP 2000-SU-043 subject to Board approval of RZ 2000-SU-043 and the Conceptual Plan and subject to the Development Conditions set forth in Appendix 2.

Staff recommends approval of a modification of the Transitional Screening and Barrier requirement along the eastern and western property boundaries of the proposed townhouse units.

Staff recommends approval of a waiver of the 600 foot maximum length of private streets.

Staff recommends approval of a waiver of the service drive requirement along Lee Highway.

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

RZ 2000-SU-043
WINCHESTER HOMES, INC. - Centreville Farms South
PROFFER STATEMENT

October 20, 2000
December 8, 2000
December 22, 2000
January 16, 2001
January 29, 2001

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2000-SU-043, as proposed, for rezoning from the R-1 and R-2 to the PDH-4 District, the owners and Winchester Homes, Inc. (the "Applicant"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 54-4-((2))-102, 103, 104, 105, 106, 107, 108, 109, 110, 142, 143 and 144; 55-3-((1))-5; 55-3-((2))-94, 95, 96, 97, 101, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 154A, 155, 156, 158, 159, 160, 161, 162, 162A, 163, 164 and 165; and approximately 3.1023 acres of the public right-of-way ("R-O-W") for Shreve Street and Bradley Road (the "Property"), containing approximately 58.0900 acres, shall be in accordance with the following proffered conditions:

1. **Substantial Conformity.** The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of seventeen (17) pages prepared by BC Consultants, entitled Centreville Farms - South, dated July 2000, revised through January 29, 2001 and as further modified by these proffered conditions.
2. **Final Development Plan Amendment.** Notwithstanding that the CDP/FDP consists of seventeen (17) sheets and said CDP is the subject of Proffer 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access to Stringfellow Road and Lee Highway, types of units, peripheral setbacks, location of the Spine Road (as defined in Proffer Paragraph 6) and Leland Road, the maximum number of units, general limits of clearing and grading and the general location and amount of open space; and (ii) the Applicant has the option to request Final Development Plan Amendment(s) ("FDPAs") from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. **Minor Modifications to Design.** Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP provided such changes are in substantial conformance with the CDP/FDP and proffers, and do not increase the total number of units or decrease the minimum amount of open space.

4. Maximum Density. A maximum of 225 dwelling units shall be permitted on the Property. The Applicant reserves the right to develop fewer than the maximum number of units referenced in this paragraph without the need for a PCA or CDPA/FDPA. Paragraphs 1, 2 and 3 above notwithstanding, without the necessity for a CDPA/PCA and/or FDPA the Applicant shall be permitted to relocate townhouse units within the same townhouse section and/or to construct additional single-family detached units substantially in accordance with the alternative design shown at Sheet 17 of the CDP/FDP so long as the internal street layout remains generally the same, the amount of open space does not decrease, the number of attached units decreases commensurate with any increase in detached units, and the total number of units does not exceed 225.

5. Landscaping and Design Amenities.
 - A. Development Sections.

Landscaping shall be consistent with the quality, quantity and the locations shown on Sheets 3, 10, 11, 12 and 13 of the CDP/FDP. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted, for the applicable section, at the time of the first submission of the site plan/subdivision plan for each respective section, for review and approval by the Urban Forester and the Fairfax County Department of Public Works and Environmental Services ("DPWES"). Such landscape plans shall provide tree coverage and species diversity consistent with Public Facilities Manual ("PFM") criteria, as determined by the Urban Forester. Site amenities such as entry signs, light posts, the tot lot, benches, and community mailboxes shall be of a quality consistent with the illustratives shown on Sheets 6, 7, 9 and 13 of the CDP/FDP.

 - B. Streetscape.

Landscaping and design amenities along the Spine Road and Leland Road shall be consistent with the streetscape design details shown on Sheets 7, 10, 11, 12, and 13 of the CDP/FDP. The Applicant shall coordinate with the Applicants in RZ 2000-SU-029 and RZ 2000-SU-042 to provide consistent streetscape and other design amenities along the Spine Road (as defined in Paragraph 6 below) and Leland Road, as further described in Paragraph 26 below. Landscaping in VDOT R-O-W shall be subject to VDOT approval.

6. Centreville Area Road Fund Contribution. At the time of final subdivision plat/site plan approval for each section, the Applicant shall contribute to the Centreville Area Road Fund, ten percent (10%) of the sum of \$1,735 per residential unit in such section, if any balance is due after the Applicant has been credited for all creditable expenses ("Expenses") associated with the design and construction of (i) the Centreville Farms Spine Road, between Lee Highway and Stringfellow Road including all related improvements at the Spine Road intersections with Lee Highway, Leland Road, and

Stringfellow Road (the "Spine Road"), and (ii) the additional frontage improvements on Lee Highway, as determined by the Fairfax County Department of Transportation ("DOT") and DPWES. The 90% balance of the \$1,735 per residential unit shall be contributed at the time of building permit issuance for the respective unit. The \$1,735 per unit amount shall be adjusted, as to any such 10% unpaid or any such 90% balance unpaid, once each year on the anniversary date of rezoning approval by the increase, if any, in the Engineering News Record Construction Cost Index during the preceding twelve months. Applicant's creditable Spine Road and Lee Highway Expenses shall be offset against said adjusted \$1,735 per residential unit prior to applying the 10% and 90% factors referenced above. To avoid duplication of payment and the necessity for subsequent refunds, said Expenses may be determined by DPWES on the basis of costs projected from engineering drawings and bond amounts approved by DPWES for the creditable infrastructure improvements.

7. **Right-of-Way Dedication.** All road R-O-W dedicated in conjunction with these proffers and as depicted on the CDP/FDP shall be conveyed to the Fairfax County Board of Supervisors ("the Board") in fee simple upon demand by the County or at the time of recordation of the final record plat/site plan for the contiguous development area, whichever occurs first, and shall be subject to Paragraph 23 regarding reservation of development intensity to the residue of the subject Property.
8. **Vacation/Abandonment of Portions of Shreve Street and Bradley Road.** Prior to final approval of the site plan or subdivision plan and release of the record plat for recordation for any development section which includes an area of R-O-W to be abandoned/vacated, the Applicant shall obtain vacation and/or abandonment of approximately 3.1023 acres of R-O-W for Shreve Street and Bradley Road, shown on the Rezoning Plat sealed on December 7, 2000, and prepared by BC Consultants, on which these areas are identified as areas to be vacated and/or abandoned. In the event the Board does not approve the vacation and/or abandonment of these portions of Shreve Street and Bradley Road as defined above, and failure to obtain such approval precludes development in substantial conformance with the CDP/FDP (including the alternative layout inserts shown thereon), the Applicant shall obtain a Proffered Condition Amendment to the extent necessary to develop the Property. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the R-O-W vacation and/or abandonment request.
9. **Cost Sharing Agreement.** The Applicant shall enter into a cost sharing agreement (the "Cost Sharing Agreement") with the Applicant in RZ 2000-SU-029 (and its successors and assigns, herein referred to as "Pulte"), the land area subject to RZ 2000-SU-029, the Property, and the land area which is subject to RZ 2000-SU-042 (all hereinafter collectively referred to as "FairCrest"). Pursuant to the Cost Sharing Agreement, the Applicant and Pulte shall provide for (i) the construction and maintenance of the Main Recreational Facilities as defined in Paragraph 17 below; (ii) Regional Pond R-161 to

be constructed on the property which is subject to RZ 2000-SU-029 and subject Property (the "Pond"); (iii) the improvements to the Spine Road and certain portions of Leland Road; and (iv) the public land dedications for the mass transit, school, Arrowhead Park, I-66 flyover, Spine Road, and Pond uses. Any commitment by the Applicant within these proffers to construct an improvement may also be accomplished by Pulte, alone or in coordination with the Applicant, in accordance with the Cost Sharing Agreement so long as such improvement is accomplished within the timeframes proffered herein.

10. Transportation Improvements.

A. Spine Road. In accordance with the CDP/FDP, the Applicant shall dedicate and convey in fee simple to the Board up to 108 feet of R-O-W for the portion of the Spine Road located on the Property, and shall provide for the construction of a standard four-lane divided road section with curb, gutter, sidewalk and right and left turn lanes, on the Property within said R-O-W in accordance with the CDP/FDP and these proffers. Further, the Applicant shall with Pulte pursuant to the Cost Sharing Agreement, provide for the design and construction of the Spine Road in accordance with the CDP/FDP and the following schedule:

1. Prior to the issuance of the 200th Residential Use Permit ("RUP") within FairCrest, traffic signal warrant studies shall be submitted to VDOT for the following intersections: (i) Leland Road and the Spine Road; (ii) Lee Highway and the Spine Road if required by VDOT prior to modifications of the existing signal; and (iii) the Spine Road and Stringfellow Road. Construction or modification of the signal(s), if approved by VDOT, shall be in accordance with the provisions of Paragraphs 10(A)(3), 10(A)(5), and 10(A)(8) below, as appropriate;
2. Prior to the issuance of the 400th RUP within FairCrest, a four-lane divided Spine Road shall have been constructed and the road shall be in use, as defined in Paragraph 11, below, either (i) from Lee Highway to the multi-family project entrance opposite Pulte's Land Bay 3 in RZ 2000-SU-029, or (ii) from Stringfellow Road (whose intersection with the Spine Road shall be constructed, including dual left turn lanes from eastbound Spine Road onto northbound Stringfellow Road, consistent with the schematic shown at Sheet 3 of 16 in the CDP/FDP in RZ 2000-SU-029 as revised through January 29, 2001) to the multi-family project entrance opposite Land Bay 3 in RZ 2000-SU-029;
3. At the same time the initial Spine Road phase identified in Paragraph 10(A)(2) above is open for public use, one of the following shall have been accomplished, depending upon which respective phase of the Spine Road is initially constructed pursuant to Paragraph 10(A)(2) above: (i) modification of the traffic signal and construction of intersection

improvements at the intersection of Lee Highway and the Spine Road, or (ii) construction of a traffic signal, if approved by VDOT, at the Spine Road/Stringfellow Road intersection;

4. Prior to the issuance of the RUP for the 800th residential unit within FairCrest, a four-lane divided Spine Road shall have been constructed and the road shall be in use, as defined in Paragraph 11, below, from the Spine Road intersection with Lee Highway to the Spine Road intersection with Stringfellow Road;
5. Prior to the issuance of the RUP for the 800th residential unit within FairCrest or concurrent with the connection of the Spine Road from Lee Highway to Stringfellow Road, whichever first occurs, traffic signals shall have been constructed at both those intersections, to the extent approved by VDOT;
6. Bus Shelter. The Applicant shall provide one (1) bus stop/bus shelter, with no requirement for a turnoff lane or additional road improvements, on the east side of the Spine Road in the vicinity of the southernmost side access road, or as otherwise determined by DPWES, in consultation with DOT, at the time of final site plan/subdivision plan approval for the adjacent development area;
7. All of the Expenses expended by the Applicant for design and construction of the improvements (other than traffic signal design and construction) referenced in Paragraphs 10(A)(1) through (5) above and the additional Lee Highway frontage improvements and/or escrows identified in Paragraph 10(C) below shall be credited toward the Applicant's Centreville Area Road Fund Contribution in accordance with Paragraph 6 above. When submitting to DPWES requests for credit for its Expenses towards its Centreville Area Road Fund Contribution, the Applicant shall coordinate its requests with the requests of the Applicants in RZ 2000-SU-042 and RZ 2000-SU-029 (Pulte), so that DPWES can review a combined request for such credit. Such requests shall be accompanied by the documentation required by DPWES in its administration of the Centreville Area Road Fund.
8. If approved by VDOT, a traffic signal shall be constructed at the intersection of the Spine Road and Leland Road within one year of approval of same by VDOT but no later than final bond release on the Property, whichever first occurs. Applicant shall have no responsibility to fund or construct said traffic signal if it has not been warranted by VDOT prior to issuance of the RUP for the 1200th residential unit within FairCrest.

- B. Leland Road. The Applicant shall (a) dedicate along the Leland Road frontage of the Property, R-O-W in fee simple twenty-seven feet (27') from the existing centerline in areas without turn lanes and up to thirty-nine feet (39') from existing centerline in areas with a turn lane, at the time of subdivision/site plan approval, or upon demand by the Board of Supervisors, whichever event first occurs; and (b) construct road widening of a half-section of Leland Road to meet a PFM Category V roadway with curb and gutter, with face of curb set nineteen feet (19') from centerline (i) along the Applicant's frontage and (ii) along the frontage of Tax Map Parcel 55-3-((2))-100. The Leland Road improvements shall be constructed concurrent with development of the immediately adjacent residential section, except that the portion of Leland Road from Arrowhead Park Drive (a) to the eastern boundary of the Property at Leland Road, shall have been improved and be in use prior to issuance of the 300th RUP within FairCrest should the initial Spine Road phase be constructed to Stringfellow Road pursuant to Paragraph 10(A)(2) above; or (b) to the Spine Road intersection, shall have been improved and in use prior to issuance of the 400th RUP within FairCrest should the initial Spine Road phase be constructed to Lee Highway pursuant to Paragraph 10(A)(2) above.

C. Lee Highway.

1. Improvements.

Along the Lee Highway frontage of the Property, the Applicant shall dedicate R-O-W in fee simple seventy feet (70') from the existing centerline at the time of subdivision plan approval or upon demand from the Board of Supervisors, whichever event first occurs. At the time of construction of the Spine Road from Lee Highway to Leland Road, road widening shall be designed and constructed: (a) along the Pulte frontage to provide (i) a third through lane westbound, (ii) a right turn lane onto northbound Spine Road, and (iii) dual left turn lanes from westbound Lee Highway onto southbound Union Mill Road as generally shown on the Pulte CDP/FDP; and (b) along the Applicant's frontage to provide (i) a westbound transitional taper from the improved Spine Road/Lee Highway intersection described immediately above, and (ii) subject to availability of adequate R-O-W, a left turn lane from eastbound Lee Highway onto northbound Spine Road.

2. No Construction or Escrow.

Applicant shall not be required, at the time of final site plan or subdivision plat approval for the adjacent development area nor at any other time, to construct or to escrow the cost of constructing any

frontage improvements across the Lee Highway frontage of Parcel 55-3-((2))-165.

3. Eminent Domain.

The Applicant shall diligently pursue acquisition of any necessary off-site R-O-W and/or temporary or permanent easements, to construct the transitional taper and turn lane referenced in subparagraphs 10(C)(1)(b)(i) and (ii) above. If the R-O-W and/or temporary or permanent easements are unavailable, the Applicant shall request Fairfax County to acquire necessary R-O-W and/or temporary or permanent easements through its powers of eminent domain, at the Applicant's expense. The Applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:

- a) Plans and profiles showing the necessary R-O-W and/or temporary or permanent easements;
- b) An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any, to the residue of the affected property;
- c) A sixty (60) year title search certificate of the R-O-W and/or temporary or permanent easements to be acquired; and
- d) A Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the R-O-W and/or temporary or permanent easements to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the Applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the R-O-W and/or temporary or permanent easements shall be paid to Fairfax County by the Applicant upon demand.

11. Roads in Use. The Applicant shall construct all public streets in accordance with the PFM and/or VDOT standards, as determined by DPWES. For purposes of these proffers, "in use" shall mean that the committed road improvement is open to public traffic, whether or not accepted into the State system. Acceptance of public roads by VDOT into its roadway system prior to bond release shall be diligently pursued by the Applicant, and shall be accomplished prior to final bond release.

12. Private Streets. All private streets will be constructed with materials and depth of pavement standards consistent with public street standards in accordance with the Public Facilities Manual ("PFM"), as determined by DPWES. The Homeowners Association ("HOA") shall be responsible for the maintenance of all private streets. The HOA documents shall expressly state that the HOA shall be responsible for the maintenance of the private streets serving the development.
13. Limits of Clearing and Grading. The Applicant shall conform to the approximate limits of clearing and grading shown on the CDP/FDP subject to the installation of utilities and/or trails, if necessary, as approved by DPWES. All limits of clearing and grading shall be protected by temporary fencing, a minimum of four feet in height. The temporary fencing shall be installed prior to any work being conducted on the site, and signage identifying "Keep Out - Do Not Disturb" shall be provided on the temporary fence and made clearly visible to all construction personnel. Any necessary disturbance beyond that shown on the CDP/FDP shall be coordinated with the Urban Forester and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of trails and/or utilities shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation as determined by the Urban Forester, to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the Urban Forester.
14. Environmental Quality Corridor and Resource Protection Areas. The Environmental Quality Corridor ("EQC") and Resource Protection Areas ("RPA") designated on the CDP/FDP shall not be disturbed except for the installation of trails, roads, utility lines, and the Pond as shown on the CDP/FDP or as otherwise provided herein, as deemed necessary and approved by DPWES. Any necessary disturbance shall be accomplished in the least disruptive manner possible given engineering, cost and site design constraints, as determined in conjunction with the Urban Forester. Any areas within RPA or EQC areas that must be disturbed due to the installation of trails, roads and utilities shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation. An RPA delineation study shall be submitted to DPWES prior to the first site plan/subdivision plan submission for the respective residential development areas contiguous to the RPA. In the event that the RPA line approved pursuant to that study results in lots shown on the CDP/FDP being located within the RPA, the affected lots shall be removed from the RPA and may be relocated; subject to the scope of modifications allowed pursuant to Paragraphs 2, 3 and 4, the resultant development layout may or may not necessitate a Proffered Condition Amendment application.
15. Tree Preservation. For the purposes of maximizing the preservation of trees in tree save areas, the Applicant shall prepare a tree preservation plan. The tree preservation plan shall be submitted to the Urban Forestry Branch of DPWES for review and approval as part of the first site plan/subdivision plan submission, respectively, for each of the sections to be developed with residential units. (A tree preservation plan will not

be required in conjunction with the filing of a public improvement plan for a roadway or for the Pond.) These tree preservation plans shall be prepared by a certified arborist and coordinated with and approved by the Urban Forester and shall provide for preservation of specific quality trees or stands of trees within the tree save areas depicted on the CDP/FDP to the maximum extent reasonably feasible, subject to installation of necessary utility lines, trails, and to the maximum extent reasonably feasible without precluding the development of a unit typical to this project on each of the lots shown on the CDP/FDP. The Urban Forester may require modifications of such plans to the extent these modifications do not alter the number of dwelling units shown on the CDP/FDP, reduce the size of the proposed units, significantly move their location on the lot, or require the installation of retaining walls greater than 2 feet in height and not to exceed 50 square feet of wall face. The tree preservation plan shall include the following elements:

- A. A tree survey which identifies the species, size, dripline and condition of all trees 12" and greater in diameter located within 20' of either side of the limits of clearing and grading in designated tree save areas. The conditions analysis shall be conducted by a certified arborist using methods outlined in the latest edition of the Guide for Plant Appraisal.
- B. All tree save areas shall be protected during clearing, grading and construction by temporary fencing, a minimum of four feet in height, placed at the limits of clearing and grading adjacent to trees to be preserved. The temporary fencing shall be installed prior to any work being conducted on the site, and signage shall be securely attached to the protective fencing, identifying tree preservation areas and made clearly visible to all construction personnel. Signs shall measure a minimum of 10x12 inches and read: "TREE PRESERVATION AREA - KEEP OUT."

The HOA covenants shall require that no structures or fences shall be erected in HOA open space or tree save areas, and that trees in HOA open space areas and tree save areas will not be disturbed except for (i) the removal of diseased, dead, dying, or hazardous trees or parts thereof; and/or (ii) selective maintenance to remove noxious and poisonous weeds.

16. Stormwater Management. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as determined by DPWES as follows:

- A. For the western portion of the Property, the Applicant shall diligently pursue a waiver of the on-site stormwater management requirements; however, the Applicant will construct, if required and as approved by DPWES, a temporary dry pond for stormwater management purposes on the Property until the proposed regional stormwater management facility proposed for Tax Map 54-4-((6))-72 and 73 is constructed. The temporary pond, if required, shall be

constructed in the general location shown on the CDP/FDP as approved by DPWES. If a temporary pond is constructed, at the time of recordation of the record plat/subdivision plat the Applicant shall grant a temporary access easement to Fairfax County, as approved by DPWES, for maintenance of the temporary stormwater management facility.

- B. For the eastern portion of the Property, prior to the issuance of the first RUP, Regional Pond R-161 shall have been bonded and be under construction on the property which is the subject of RZ 2000-SU-029 (the "Pond"), and on the portion of the Property in the general location shown on the CDP/FDP, subject to the following:
1. Construction of the Pond shall be in accordance with plans and specifications approved by DPWES and to the extent approved by DPWES, generally consistent with the Schematic Pond Design by VIK A Incorporated shown on Sheet 16 of the CDP/FDP, provided that the Board shall have entered into a written reimbursement agreement with the Applicant and Pulte, in a form and substance reasonably acceptable to the Applicant and Pulte and to the Board, under which the Board shall: (a) own the Pond; (b) maintain the Pond in accordance with the standard level of maintenance provided by Fairfax County for regional stormwater management ponds; (c) reimburse the Applicant, for that portion of the actual cost of the Pond which exceeds the cost of providing normal detention and retention for those portions of FairCrest which drain to the Pond, from pro rata share fees and/or other proffer/condition receipts pursuant to terms in the written reimbursement agreement. The actual cost of the Pond will equal the total costs incurred by the Applicant in connection with the construction of the Pond and its acceptance by the County including, without limitation, the cost of design, engineering, construction, and 10% of the costs for design, engineering, and construction for ordinary overhead and administration costs. The actual cost shall not include the value of the land conveyed for the Pond and its ancillary easements. Any costs attributable to construction of the Pond which are reasonably necessary to accommodate realization of all residential units adjacent to the Pond as shown on the CDP/FDP, including deepening the basin and/or fill to raise the elevations of lots, shall be included in the actual cost of the Pond for reimbursement purposes as determined by DPWES.
 2. At the time of final bond release or when deemed appropriate by DPWES, upon completion of construction of the Pond, the Applicant shall dedicate and convey in fee simple to the Board the land on which the Pond and the trail adjacent to the Pond have been constructed, and shall convey to the Board all easements necessary to access and maintain

the Pond, as determined by DPWES, including the Stormwater Planning Division and the Maintenance and Stormwater Management Division.

3. The Applicant shall require all subcontractors to document, through invoices, canceled checks, quantity take-offs, and other information as required by DPWES, the actual cost of the Pond. The reasonableness of all reimbursable costs shall be mutually agreed upon by DPWES and the Applicant.
 4. In order to restore a natural appearance to the Pond, Applicant shall provide for submission of a landscape plan, for review and approval by the Urban Forester prior to final approval of the site plan and/or subdivision plan for the Pond, showing extensive landscaping in appropriate planting areas surrounding the Pond and in the pond basin, in keeping with the planting policies of DPWES and in accordance with the PFM.
17. Homeowners' Association. In connection with the development of FairCrest, an Umbrella Homeowners' Association (the "Umbrella HOA") shall be created. The responsibilities of the Umbrella HOA shall include, but not necessarily be limited to: funding and maintenance of the swimming pool, clubhouse, tot lot and tennis courts and the appurtenant open space and parking areas (collectively, the "Main Recreational Facilities") to be located within the main recreational center on the property which is the subject of RZ 2000-SU-042. The Main Recreational Facilities shall be available to all of the residents of the proposed developments within FairCrest except for the multi-family units that are proposed as part of RZ 2000-SU-029, which multi-family units shall not share in the cost of maintaining the aforesaid Main Recreational Facilities.

Individual neighborhoods may be subject to individual community associations established for the care, operation and maintenance of private streets, parking, sidewalks, pedestrian trails, common open space areas and recreational facilities within such neighborhood which are not owned and/or maintained by the Umbrella HOA.

18. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 and with Section 16-404 of the Zoning Ordinance as follows:
- A. The Applicant shall construct (i) a community tot lot which conforms to PFM standards in the location generally depicted on the CDP/FDP and which is generally consistent with the quality shown on Sheet 9 of the CDP/FDP; (ii) a Type I asphalt trail on Lee Highway west of the Spine Road in the general location depicted on Sheet 8 of the CDP/FDP; (iii) a six-foot (6') wide asphalt trail located within the EQC/RPA area in the general locations depicted on Sheet 8 of the CDP/FDP (the "EQC Trail"). The Main Recreational Facilities shall be constructed in the location generally depicted on the CDP/FDP in RZ 2000-SU-042 generally consistent with the quality shown on Sheets 9 and 15 of the CDP/FDP.

- B. Applicant shall contribute to the Fairfax County Park Authority ("FCPA") \$955 per market rate unit, not to exceed at total value of \$214,875.00, and shall be credited against that contribution the cost of the design and construction of the above recreational improvements constructed on-site and its share (as demonstrated to and determined by DPWES) of the cost of the Main Recreational Facilities (all collectively hereinafter the "Recreation Expenses"), but not including the cost of any trails shown on the County's Comprehensive Trail Plan. In the event the total cost of the Recreation Expenses is less than the proffered \$955 per market rate unit, the Applicant shall provide a cash contribution to the FCPA for the remainder of the recreational facility contribution ("Park Contribution"), to be used solely for development of athletic facilities and playground equipment on the park/school site to be dedicated pursuant to RZ 2000-SU-029, at the time of issuance of the 531st RUP, exclusive of the multi-family units, within FairCrest.

To avoid duplication of payment and the necessity for subsequent refunds, said creditable Recreation Expenses may be determined by DPWES on the basis of costs projected from engineering drawings and bond amounts approved by DPWES for the creditable infrastructure improvements. When submitting to DPWES requests for credit for Recreation Expenses towards the Park Contribution, the Applicant shall coordinate its requests with the requests of the Applicants in RZ 2000-SU-043 and RZ 2000-SU-029 (Pulte), so that DPWES can review a combined request for such credit. Such requests shall be accompanied by the documentation required by DPWES in its administration of the Park Contribution ordinances and policies; and

- C. The Main Recreational Facilities shall be in place prior to the issuance of the RUP for the 531st unit, exclusive of the multi-family units, within FairCrest.

19. Energy Efficiency. All homes constructed on the Property shall meet the thermal standards of the Virginia Power Energy Saver Program for energy efficient homes, or its equivalent, as determined by DPWES, for either electric or gas energy systems.
20. Garages. The Applicant shall place a covenant on each townhouse garage unit that prohibits the use of the garage for any purpose which precludes motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction.
21. FCPA Dedication. As shown on the CDP/FDP, all of the EQC area below the Pond east and west of the Spine Road shall be dedicated to the FCPA at the time of recordation of the record plat/site plan for the adjacent sections.

22. Open Space. At the time of recordation of the subdivision/site plans for each relevant section the Applicant shall convey all open space parcels, other than the Pond and EQC dedication areas, and all open space areas outside private lot lines to the relevant HOA for ownership and maintenance.
23. Density Credit. All intensity of use attributable to land areas dedicated and conveyed to the Board or the FCPA pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject Property.
24. Lighting. All common area or public area lighting except entry monumentation/signage lighting shall feature full-cutoff shielding and shall be directed inward and downward to prevent lighting spilling onto adjacent properties. Street lighting along the Spine Road and Leland Road shall feature full cut-off fixtures. Notwithstanding the aforesaid, uplighting of the entry monumentation signage shall be permitted.
25. Architectural Elevations and Typical Landscaping. The building elevations and typical landscaping for the proposed units shall be generally in character with the conceptual elevations and typical landscaping details as shown on Sheets 3 and 14 of the CDP/FDP, or of a comparable quality as determined by DPWES. Units which have either the rear elevation or the side elevation adjacent to the Spine Road shall include architectural features such as, but not limited to, shutters or other ornamental or architectural features on that elevation which is adjacent to the Spine Road.
26. Design Coordination with RZ 2000-SU-029 and -042. The Applicant shall provide benches, lighting and entrance features along the Spine Road and Leland Road in coordination with the applicants of RZ 2000-SU-029 and RZ 2000-SU-042, consistent as to quality and materials with those shown on Sheets 7 and 13 of the CDP/FDP. Final location of street furniture and amenities shall be determined during final site plan review as approved by DPWES.
27. Archaeology. Prior to any final site plan or subdivision plan approval, the Applicant shall perform, and shall submit to the County Archaeologist, a Phase I archaeological survey of the Property, including a tight interval survey, utilizing procedures consistent with and acceptable to the County Archaeological Services, only for three sites identified by the County as 55-3 #H1/P9 (44FX1800), 55-3 #P7 and 55-3 #P8. Ninety (90) days prior to the beginning of on-site development activities, the Applicant shall grant permission to the County Archaeologist and his agents, at their own risk and expense, to enter the Property to perform any necessary tests or studies, to monitor the Property at the time of initial clearing and grading and to recover artifacts, provided that such testing, studies, and removal do not unreasonably interfere with or delay the Applicant's construction schedule.
28. Trails. Trails shall be provided at the time of development of the respective areas, generally as depicted on the "Recreational Amenities and Trails Plan" (Sheet 8 of the CDP/FDP). Trails shall be subject to public access easements, in standard County

format, wherever they are located outside of the public R-O-W or public ownership. Final trail locations other than the EQC Trail shall be subject to review and approval by DPWES. The EQC Trail shall be field located in consultation with the FCPA, subject to the review and approval by DPWES, and shall be maintained by FCPA or DPWES. The trails network shall consist of: walking trails/Comprehensive Plan trails and major sidewalk connections/routes. Additional sidewalks and trails shall be provided within the individual neighborhoods as shown on the CDP/FDP. A six foot (6') asphalt trail shall be provided along the southern and eastern sides of the Pond. A five foot (5') concrete sidewalk shall be provided on each side of the Spine Road and of Leland Road. The trails network shall be extended to the Property boundaries and designed to connect to the off-site portions of FairCrest. Notwithstanding all of the aforesaid, the Applicant shall have no obligation to construct off-site sidewalks or trails except to the extent agreed to in the Cost Sharing Agreement referenced in Paragraph 9 above. A pedestrian connection shall be provided to the Summit Street cul-de-sac as shown on the CDP/FDP.

29. **Blasting.** In the event blasting is necessary, before any blasting occurs on the Property the Applicant shall: (i) ensure that the Fairfax County Fire Marshal has reviewed the blasting plans; (ii) follow all safety recommendations made by the Fire Marshal; and (iii) provide independent qualified inspectors approved by DPWES to inspect wells, serving residences on properties whose owners permit such inspections, located within 250 feet of the blasting site (the "Inspected Wells"). The inspector shall check the flow rate for each of the Inspected Wells immediately before and immediately after blasting within 250 feet of the Inspected Wells. If allowed by County or State regulations, the Applicant shall either (i) repair any damage to, or at its sole discretion, may replace the Inspected Well(s) determined by the inspector to have been damaged as a result of blasting on the Property, or (ii) pay for hook-up of public water to serve any house whose well has been damaged by blasting on the Property.
30. **Public Water.** A 24" waterline shall be constructed within the Spine Road R-O-W from Lee Highway (i) to Stringfellow Road, or (ii) to the transit site referenced in Paragraph 9 by way of the transit access road from the Spine Road, as determined by DPWES in coordination with the Fairfax County Water Authority ("FCWA"). The Applicant shall be reimbursed by the FCWA for Applicant's cost for the design and construction of such line in excess of such cost attributable to the size line required to serve FairCrest.
31. **Interparcel Access.** In lieu of escrowing funds and/or constructing a service drive along Lee Highway, the Applicant shall reserve for future dedication within the 150 feet wide area shown on the CDP/FDP, an area fifty feet (50') wide for a future public road connection across Parcel 55-3-((1))-5 from the Spine Road into the northern portion of Parcel 55-3-((1))-4. Said future dedication area shall be located within 150 feet of the northern property line of Parcel 5 as determined by DPWES.

32. Bradley Road. Subsequent to the vacation/abandonment of Bradley Road and concurrent with the development of the adjacent properties, the Applicant shall remove and scarify the existing pavement and roadbed and shall resod the roadway area.
33. Counterparts. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.
34. Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

[SIGNATURES ON FOLLOWING PAGES]

WINCHESTER HOMES, INC.
Applicant

By: _____
Peter T. Johnson, Vice President

RONALD E. DE MATTEO
Co-Owner of Parcel 54-4((2))-102

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

MARY ANN T. DE MATTEO
Co-Owner of Parcel 54-4((2))-102

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

GERALD WALDMAN
*Title Owner of Parcels 54-4((2))-103 and
55-3((2))-101*

BY _____
Stanley F. Settle Jr., his agent and
attorney-in-fact

PULTE HOME CORPORATION
*Contract Purchaser of Parcels 54-4-((2))-103 and
55-3-((2))-101*

BY: _____
Stanley F. Settle, Jr.
Attorney-in-Fact

CHARLOTTE B. SABATINO
Title Owner of Parcel 54-4-((2))-104

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

JAMES D. ELLIOT
Co-Owner of Parcel 54-4-((2))-105

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

ANNE M. ELLIOT
Co-Owner of Parcel 54-4-((2))-105

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

**BURKE & HERBERT BANK & TRUST
COMPANY**, as Successor Trustee for the
Anne D. deCamp QTIP Trust
*Title Owner of Parcels 54-4-((2))-106, 107, 108,
142, 143 and 144*

By: _____
Charles B. Lanman, Jr.
Senior Vice President and Trust Officer

AMADEO J. SZASZDI
Title Owner of Parcels 54-4-((2))-109 and 110

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

ESTATE OF JOHN C. HELM
Title Owner of Parcel 55-3-((1))-5

BY _____
Peter T. Johnson, agent and attorney-in-fact

LOUISE B. HELM
Title Owner of Parcel 55-3-((2))-94

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

SHIV K. JINDAL
Co-Owner of Parcel 55-3-((2))-95

BY _____

Kajal K. Jindal, his agent and
attorney-in-fact

KAJAL K. JINDAL
Co-Owner of Parcel 55-3-((2))-95

WILLIAM P. PRINGLE, JR.
Co-Owner of Parcel 55-3-((2))-96

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

ESTATE OF RUTH M. MILLER
Co-Owner of Parcel 55-3-((2))-96

BY _____
Peter T. Johnson, agent and attorney-in-fact

NEJAT RASSON
Co-Owner of Parcel 55-3-((2))-97

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

SHAHROKH BARMAAN
Co-Owner of Parcel 55-3-((2))-97

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

ROLF V. MAHLER

Title Owner of Parcels 55-3-((2))-145 and 146

BY _____

Peter T. Johnson, his agent and
attorney-in-fact

WILLIAM B. TURMAN

Co-Owner of Parcel 55-3-((2))-147

BY _____

Peter T. Johnson, his agent and
attorney-in-fact

LUCILLE M. TURMAN

Co-Owner of Parcel 55-3-((2))-147

BY _____

Peter T. Johnson, her agent and
attorney-in-fact

HELEN L. DOORES

Title Owner of Parcel 55-3-((2))-148

BY _____

Peter T. Johnson, her agent and
attorney-in-fact

CLAUDE H. NICELY
Title Owner of Parcel 55-3-((2))-149

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

CENTREVILLE LODGE #2168 LOYAL ORDER
OF MOOSE, INC.
*Title Owner of Parcels 55-3-((2))-150, 151, 152 and
153*

BY: _____
Ronald C. Apostolakis, Governor

BY: _____
Donald J. Conway, Administrator

BY: _____
Daniel T. Corcoran, Sr., Treasurer

ALBERT L. LESTER, JR.
Title Owner of Parcel 55-3-((2))-154

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

MAXINE LORA FAIRCLOTH
Title Owner of Parcel 55-3-((2))-154A

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

CHARLES SLANEY
Co-Owner of Parcel 55-3-((2))-155

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

MARY JO SLANEY
Co-Owner of Parcel 55-3-((2))-155

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

DAVID T. HOANG
Co-Owner of Parcel 55-3-((2))-156

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

HOA N. TRAN
Co-Owner of Parcel 55-3-((2))-156

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

ALRETA FRITTS
Co-Owner of Parcel 55-3-((2))-158

JOHN EDWARD FRITTS, II
Co-Owner of Parcel 55-3-((2))-158

LOIS A. YAZDANI
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, her agent and
attorney-in-fact

VAUGHN C. FRITTS
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, his agent and
attorney-in-fact

JOHN J. FRITTS
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, his agent and
attorney-in-fact

MARGARET E. HALFORD
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, her agent and
attorney-in-fact

MICHAEL W. NORDLAND
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, her agent and
attorney-in-fact

LYDIA M. JACKSON
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, her agent and
attorney-in-fact

GAIL E. NORDLAND-GONZALEZ
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, her agent and
attorney-in-fact

ROBERT FRITTS
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, his agent and
attorney-in-fact

RUTH E. FRITTS
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, her agent and
attorney-in-fact

FREDERICK M. FRITTS
Co-Owner of Parcel 55-3-((2))-158

BY _____
Alreta Fritts, his agent and
attorney-in-fact

ALBERT E. SEYMOUR
Co-Owner of Parcel 55-3-((2))-159

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

VIRGINIA L. SEYMOUR
Co-Owner of Parcel 55-3-((2))-159

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

HARUTUN CIFCI
Co-Owner of Parcel 55-3-((2))-160

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

INGA DEVINE
Co-Owner of Parcel 55-3-((2))-160

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

EDWARD X. MILLER, TRUSTEE
Co-Owner of Parcel 55-3-((2))-161

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

PAULINE S. MILLER, TRUSTEE
Co-Owner of Parcel 55-3-((2))-161

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

S. MICHAEL MILLER, TRUSTEE
Co-Owner of Parcel 55-3-((2))-161

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

BARBARA J. BREEN
Title Owner of Parcel 55-3-((2))-162

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

GARLAND PARKER BLEVINS
Co-Owner of Parcel 55-3-((2))-162A

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

RUTH F. BLEVINS
Co-Owner of Parcel 55-3-((2))-162A

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

TANSY NOREEN SETTLE-FRAZIER
Title Owner of Parcel 55-3-((2))-163

BY _____
Peter T. Johnson, her agent and
attorney-in-fact

KAMRAN SADIGHI
Title Owner of Parcel 55-3-((2))-164

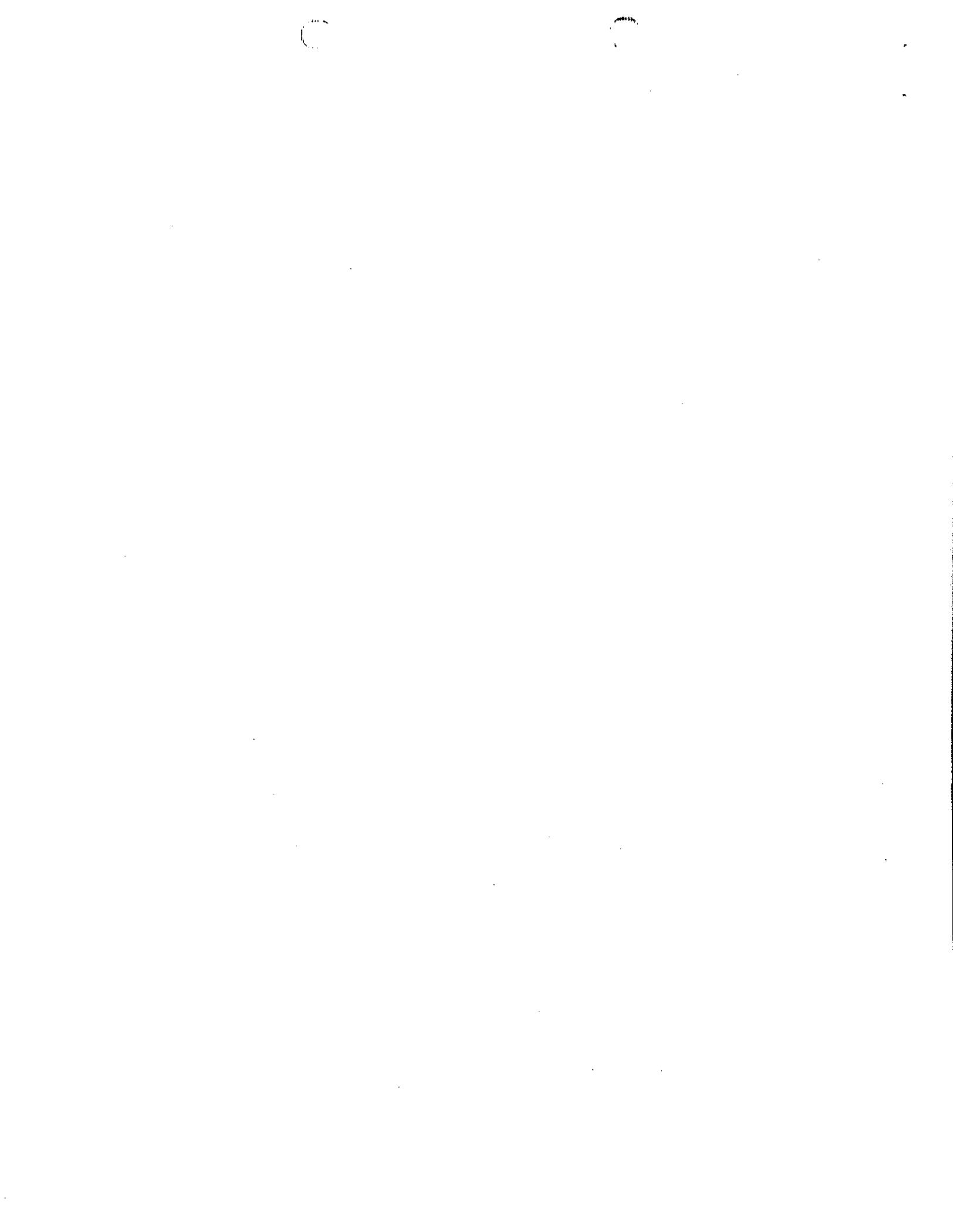
BY _____
Peter T. Johnson, his agent and
attorney-in-fact

LUKE J. LALANDE, TRUSTEE
Title Owner of Parcel 55-3-((2))-165

BY _____
Peter T. Johnson, his agent and
attorney-in-fact

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA
*Owner of portions of Shreve Street and Bradley
Road to be vacated/abandoned*

BY: _____
NAME: Anthony H. Griffin
TITLE: County Executive



PROPOSED DEVELOPMENT CONDITIONS**FDP 2000-SU-043****February 1, 2001**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-SU-043 located at Tax Map 55-3 ((1))5; 55-3 ((2)) 94-97, 101, 145-154, 154A, 155, 156, 158-162, 162A, 163-165; 54-4 ((2)) 102-110, 142-144 and portions of the public rights-of-way of Shreve Street and Bradley Road to be vacated and/or abandoned for residential development, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan, prepared by BC Consultants, dated July 2000, as revised through January 29, 2001, consisting of 17 sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Irrespective of the typical lot layout shown on Sheet 4 of the CDP/FDP, a minimum building setback of 20 feet shall be provided along the rear lot lines of proposed single family detached lots 52-58, 66-68 and 75. This minimum building setback requirement shall be recorded in the deeds of the aforementioned lots as well as noted in the Homeowners Association Documents.



REZONING AFFIDAVIT

DATE: DECEMBER 22, 2000
 (enter date affidavit is notarized)

I, Peter T. Johnson, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 2000-150c

in Application No(s): RZ/FDP 2000-SU-043
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Winchester Homes, Inc.	12701 Fair Lakes Circle Suite 200 Fairfax, VA 22033	Applicant/Agent for Title Owners/ Contract Purchaser of Parcels 54-4-((2))-102, 104, 105, 106, 107, 108, 109, 110, 142, 143, 144; 55-3-((1))-5; 55-3-((2))-94, 95, 96, 97, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 154A, 155, 156, 158, 159, 160, 161, 162, 162A, 163, 164, 165
Christopher D. Collins Lawrence B. Burrows Peter T. Johnson Tara M. Craven (former)	12701 Fair Lakes Circle Suite 200 Fairfax, VA 22033	Agents for Applicant
Christopher D. Collins Peter T. Johnson	12701 Fair Lakes Circle Suite 200 Fairfax, VA 22033	Agents and Attorneys-in-Fact for Title Owners of Parcels 54-4-((2))-104, 105; 55-3-((1))-5; 55-3-((2))-94, 96, 97, 145, 146, 147, 148, 149, 154, 159, 160, 161, 162, 163, 164, 165

(check if applicable) there are more relationships to be listed and Par. 1(b) 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: DECEMBER 22, 2000
 (enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
 (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 Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Ronald E. De Matteo Mary Ann T. De Matteo	12324 Cannonball Road Fairfax, VA 22030	Title Owners of Parcel 54-4-((2))-102
Gerald Waldman	1800 Old Meadow Road, #506 McLean, VA 22102	Title Owner of Parcels 54-4-((2))-103, 55-3-((2))-101
Pulte Home Corporation	10600 Arrowhead Drive Suite 225 Fairfax, VA 22030	Contract Purchaser of Parcels 54-4-((2))-103, 55-3-((2))-101
Stanley F. Settle, Jr. Richard D. DiBella	10600 Arrowhead Drive Suite 225 Fairfax, VA 22030	Agents and Attorneys-in-Fact for Pulte Home Corporation/Agents and Attorneys- in-Fact for Title Owners of Parcels 54-4-((2))-103, 55-3-((2))-101
Charlotte B. Sabatino	11125 Byrd Court Fairfax, VA 22030	Title Owner of Parcel 54-4-((2))-104
James D. Elliot Anne M. Elliot	4431 Altura Court Fairfax, VA 22030	Title Owners of Parcel 54-4-((2))-105
Burke & Herbert Bank & Trust Company, as Successor Trustee for the Anne D. deCamp QTIP Trust	P. O. Box 268 Alexandria, VA 22313	Title Owner of Parcels 54-4-((2))-106, 107, 108, 142, 143, 144
Charles B. Lanman, Jr.	P. O. Box 268 Alexandria, VA 22313	Agent for Burke & Herbert Bank & Trust Company, Trustee for the Anne D. deCamp QTIP Trust
Amadeo J. Szaszdi	3245 Rio Drive, #202 Falls Church, VA 22041	Title Owner of Parcels 54-4-((2))-109, 110
Estate of John C. Helm Executor: Timothy Helm Beneficiaries: Timothy Owen Helm Gregory Evan Helm	c/o Timothy Helm 11497 Lakewood Drive Crown Point, IN 46307	Title Owner of Parcel 55-3-((1))-5
Louise B. Helm	892 Azalea Drive Rockville, MD 20850	Title Owner of Parcel 55-3-((2))-94
Shiv K. Jindal Kajal K. Jindal (also known of record as Suresh Jindal)	7582 Vogels Way Springfield, VA 22153	Title Owners of Parcel 55-3-((2))-95
William P. Pringle, Jr.	P. O. Box 8087 Silver Spring, MD 20907	Co-Owner of Parcel 55-3-((2))-96

(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.

DATE: DECEMBER 22, 2000
 (enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
 (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 Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Estate of Ruth M. Miller Executrix: Doris C. Berger Heirs: Charlotte M. Beckett Doris C. Berger James T. Miller William P. Pringle, Jr. Lawrence E. Berger Karl Andrew Berger Jennifer Colley Glenn D. Colley Wendy Colley Leslie Davis Mary B. Ennis Miller Louis (Archie) Giannella Don Giannella Lisa G. Heerschap Toni G. Price Barbara D. Smith Annette Von Abele Erich Von Abele	c/o Doris Berger, Executrix 3509 Perry Street Fairfax, VA 22030	Co-Owner of Parcel 55-3-((2))-96
Nejat Rasson Shahrokh Barmaan	1229 Somerset Drive McLean, VA 22101	Title Owners of Parcel 55-3-((2))-97
Rolf V. Mahler	1030 Merrick Road Baldwin, NY 11510	Title Owner of Parcels 55-3-((2))-145, 146
William B. Turman Lucille M. Turman	5528 Bradley Road Centreville, VA 20120	Title Owners of Parcel 55-3-((2))-147
Helen L. Doores	P. O. Box 293 Centreville, VA 20122	Title Owner of Parcel 55-3-((2))-148
Claude H. Nicely (<i>as surviving tenant by the entirety upon the death of Agnes L. Nicely</i>)	2 McCormick Lane Lexington, VA 24450	Title Owner of Parcel 55-3-((2))-149
Centreville Lodge No. 2168 Loyal Order of Moose, Inc.	10560 Main Street Fairfax, VA 22030	Title Owner of Parcels 55-3-((2))-150, 151, 152, 153

(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.

DATE: DECEMBER 22, 2000
 (enter date affidavit is notarized)

2000-1500

for Application No(s): RZ/FDP 2000-SU-043
 (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 Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Bruce Meyer Ronald C. Apostolakis Donald J. Conway Danny K. Dofflemyer Daniel T. Corcoran, Sr.	10560 Main Street Fairfax, VA 22030	Agents for Centreville Lodge #2168 Loyal Order of Moose, Inc.
Albert L. Lester, Jr.	4138 Maple Avenue Fairfax, VA 22032	Title Owner of Parcel 55-3-((2))-154
Maxine Lora Faircloth	P. O. Box 2816 Woodbridge, VA 22193	Title Owner of Parcel 55-3-((2))-154A
Charles Slaney Mary Jo Slaney	13418 Shreve Street Centreville, VA 20120	Title Owners of Parcel 55-3-((2))-155
David T. Hoang Hoa N. Tran	2610 Puritan Court Herndon, VA 20171	Title Owners of Parcel 55-3-((2))-156
Alreta Fritts John Edward Fritts, II James Richard Fritts Lois Fritts-Yazdani Vaughn C. Fritts John Fritts Margaret Fritts Robert Fritts Ruth Fritts Frederick M. Fritts	Ms. Alreta Fritts, et al. c/o John Edward Fritts, II 6630 Crooked Creek Drive Lincoln, NE 68516	Title Owners of Parcel 55-3-((2))-158
Albert E. Seymour Virginia L. Seymour	13423 Shreve Street Centreville, VA 20120	Title Owners of Parcel 55-3-((2))-159
Harutun Cifci Inga Devine	15201 Stillfield Place Centreville, VA 20220 8309 Chivalry Road Annandale, VA 22003	Title Owners of Parcel 55-3-((2))-160
Edward X. Miller, Trustee, and S. Michael Miller, Trustee, under the Edward X. Miller Revocable Trust dated November 14, 1996 (beneficiary: Edward X. Miller)	c/o S. Michael Miller, Trustee P. O. Box 397 3989 Chain Bridge Road Fairfax, VA 22030	Co-Owner of Parcel 55-3-((2))-161

(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.

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)2000-152cfor Application No(s): RZ/FDP 2000-SU-043
(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 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 relation- ships listed in BOLD in Par. 1(a))
Pauline S. Miller, Trustee, and S. Michael Miller, Trustee, under the Pauline S. Miller Revocable Trust dated November 14, 1996 (beneficiary: Pauline S. Miller)	c/o S. Michael Miller, Trustee P. O. Box 397 3989 Chain Bridge Road Fairfax, VA 22030	Co-Owner of Parcel 55-3-((2))-161
Barbara J. Breen (as surviving tenant by the entirety upon the death of George Breen)	178 Royal Oak Road Front Royal, VA 22630	Title Owner of Parcel 55-3-((2))-162
Garland Parker Blevins Ruth F. Blevins	4028 Trapp Road Fairfax, VA 22032	Title Owners of Parcel 55-3-((2))-162A
Tansy Noreen Settle-Frazier (also known of record as Tansy Noreen Settle)	RR 1, Box 211 Castleton, VA 22716	Title Owner of Parcel 55-3-((2))-163
Kamran Sadighi	351 188th Street N. Miami Beach, FL 33160	Title Owner of Parcel 55-3-((2))-164
Luke J. Lalande, Trustee (for the Helen C. Barrow Charitable Remainder Unitrust II)	Suite 110 11166 Main Street Fairfax, VA 22030	Title Owner of Parcel 55-3-((2))-165
Fairfax County Board of Supervisors	Suite 533 12000 Government Center Parkway Fairfax, VA 22035	Owner of portions of Shreve Street and Bradley Road, to be vacated
Anthony H. Griffin County Executive	Suite 552 12000 Government Center Parkway Fairfax, VA 22035	Agent for Fairfax County Board of Supervisors
Hunton & Williams	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys for Applicant
Francis A. McDermott John C. McGranahan, Jr.	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys and Agents for Applicant
Karen F. Gavrilovic	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planner and Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal and Agent for Applicant

(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.

DATE: DECEMBER 22, 2000
 (enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
 (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 Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
The BC Consultants, Inc.	12700 Fair Lakes Circle Suite 100 Fairfax, VA 22033	Engineer for Applicant
Peter Rinek James H. Scanlon Dennis Dixon	12700 Fair Lakes Circle Suite 100 Fairfax, VA 22033	Engineers/Agent for Applicant
Wyle Laboratories, Inc.	2001 Jefferson Davis Highway Suite 701 Arlington, VA 22202	Sound Consultant for Applicant
Gary E. Ehrlich, P.E.	2001 Jefferson Davis Highway Suite 701 Arlington, VA 22202	Acoustical Engineer/Agent for Applicant
Cosner and Co. Realtors Agent: H. Joe Wiltse	4483 Lee Highway Warrenton, VA 20187	Real Estate Broker
Virginia Land Resource LLC Agent: Andrew Latessa	P. O. Box 7603 Falls Church, VA 22040	Real Estate Broker
Questor Realty, Inc. Agent: David Wilson	5429 Backlick Road Springfield, VA 22151	Real Estate Broker

(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: DECEMBER 22, 2000
(enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
(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)

Winchester Homes, Inc.
12701 Fair Lakes Circle, Suite 200
Fairfax, VA 22033

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)

Weyerhaeuser Real Estate Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)		
C. Stephen Lewis, Chairman/Director	Peter G. Byrnes, President/Director	Lawrence B. Burrows, Executive Vice Pres.
Thomas K. Bourke, Vice President	Michael J. Cleary, Vice President	Christopher D. Collins, Vice President
Peter T. Johnson, Vice President	Keith Kubista, Vice President (former)	Stephen J. Nardella, Vice President
Diane O'Connell, Vice Pres/Controller	Veronica L. Townsend, Vice President	Andrew P. Warren, Vice President
Jeffrey W. Nitta, Vice Pres/Treasurer	Sandy D. McDade, Secretary (former)	Claire S. Grace, Secretary
Hilary Braaten, Assistant Secretary	Rosalie A. Brett, Assistant Secretary	Tara M. Craven, Assistant Secretary (former)
Cheri A. Drain, Assistant Secretary	Vicki A. Merrick, Assistant Secretary	Larry W. Pollock, Assistant Secretary
Teresa Thomas, Assistant Secretary (former)		

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

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

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
(enter County-assigned application number(s))

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

Weyerhaeuser Real Estate Company
P. O. Box 2999
Tacoma, WA 98477-2999

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)

Weyerhaeuser Company

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

DIRECTORS:

- | | | |
|--------------------------------|---------------------|------------------------|
| W. John Driscoll | Richard F. Haskayne | Robert H. Herbold |
| Martha R. Ingram | John L. Kieckhefer | Arnold J. Langbo |
| Rt. Hon. Donald F. Mazankowski | Steven R. Rogel | William D. Ruckelshaus |
| Richard H. Sinkfield | James N. Sullivan | Clayton K. Yeutter |

OFFICERS:

- | | | |
|--|---------------------------------------|---------------------------------------|
| Steven R. Rogel, Chairman | C. Stephen Lewis, President | William C. Stivers, Vice Pres-Finance |
| Myron J. Banwart, Vice Pres/Controller | Michael J. Cleary, Vice President | Thomas B. Miller, Vice President |
| Jeffrey W. Nitta, Vice Pres/Treasurer | J. Richard McMichael, Vice President | Larry W. Pollock, VP/Asst. Secretary |
| Robert A. Dowdy, General Counsel | Claire S. Grace, Secretary | Dan R. Bogler, Asst. Vice President |
| David A. Brentlinger, Asst. Vice Pres | Peter S. Constable, Asst. Vice Pres | John M. Doughty, Asst. Vice Pres |
| Melinda A. Iacolucci, Asst. Vice Pres | Edwin G. Vetter, Asst. Vice President | Sam L. Amerson, Asst. Secretary |
| Arlet M. Bahr, Asst. Secretary | Nancy A. Burleson, Asst. Secretary | Linda J. Christensen, Asst. Secretary |
| Erwin A. Cook, Asst. Secretary | Darlene D. Krahner, Asst. Secretary | Vicki A. Merrick, Asst. Secretary |
| Kenneth I. Peregoy, Asst. Secretary | Nan Rackley, Asst. Secretary | Pamela M. Redmon, Asst. Secretary |
| Sandra L. Roberts, Asst. Secretary | Terri L. Vancil, Asst. Secretary | John H. Wehrenberg, Asst. Secretary |
| Norman J. Lund, Asst. Treasurer | Richard J. Taggart, Asst. Treasurer | Linda L. Terrien, Asst. Treasurer |

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

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)

8000.150c

for Application No(s): RZ/FDP 2000-SU-043
(enter County-assigned application number(s))

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

Weyerhaeuser Company
P. O. Box 2999
Tacoma, WA 98477-2999

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)

_____	_____
_____	_____
_____	_____
_____	_____

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

DIRECTORS:

W. John Driscoll	Richard F. Haskayne	Robert J. Herbold
Martha R. Ingram	John L. Kieckhefer	Arnold G. Langbo
Rt. Hon. Donald F. Mazankowski	Steven R. Rogel	William D. Ruckelshaus
Richard H. Sinkfield	James N. Sullivan	Clayton Yeutter

OFFICERS:

Steven R. Rogel, Chairman/President/CEO	William R. Corbin, Exec. Vice President	Richard C. Gozon, Exec. Vice Pres.
William C. Stivers, Exec. Vice President	C. William Gaynor, Senior Vice President	Richard E. Hanson, Senior Vice Pres
Steven R. Hill, Senior Vice President	Mack L. Hogans, Senior Vice President	George H. Weyerhaeuser, Jr., Senior VP
Creigh H. Agnew, Vice President	Lee T. Alford, Vice President	Richard B. Bankhead, Vice President
Frederick S. Benson, Vice President	Douglas W. Blankenship, Vice President	Conor W. Boyd, Vice President
James M. Branson, Vice President	Charles E. Carpenter, Vice President	Rodney J. Dempster, Vice President
Thomas H. Denig, Vice President	Robert A. Dowdy, Vice Pres/Gen. Counsel	Lynn E. Endicott, Vice President
Richard L. Erickson, Vice President	Carl W. Geist, Jr., Vice President	Armfnn Giske, Vice President
A. Judd Haverfield, Vice President	Reynold Hert, Vice President	J. Carl Jessup, Vice President
James R. Keller, Vice President	Paul J. Kiffe, Vice President	Montye C. Male, Vice President
Scott R. Marshall, Vice President	Daniel M. McCormick, Vice President	Rex D. McCullough, Vice President
Sandy D. McDade, Vice President	John P. McMahon, Vice President	Rosemary F. Mattick, Vice President
Susan M. Mersereau, Vice President	Henry M. Montrey, Vice President	Craig D. Neeser, Vice President
Thomas A. Ped, Vice President	Larry W. Pollock, VP/Dir. of Taxes/Asst. Sec.	Edward P. Rogel, Vice President
Darien E. Roseen, Vice President	David K. Sharp, Vice President	Peter W. Sherland, Vice President
Kenneth J. Stancato, VP/Controller	David T. Still, Vice President	Richard J. Taggart, Vice President/Treasurer
Jack P. Taylor, Jr., Vice President	Gregory H. Yuckert, Vice President	Kent L. Walker, Asst. Vice President
Claire S. Grace, Secretary	Kathy E. Bernstein, Asst. Secretary	Larry G. Bordelon, Asst. Secretary
Nancy A. Burlison, Asst. Secretary	Jack D. Cain, Asst. Secretary	Erwin A. Cook, Asst. Secretary
Jack M. Crawford, Asst. Secretary	Janet W. Crawford, Asst. Secretary	Deborah D. Dennis, Asst. Secretary
Robert A. Dockstader, Asst. Secretary	Sandra Freeman, Asst. Secretary	Gary F. Healea, Asst. Secretary
Linda J. Holton, Asst. Secretary	Barbara T. King, Asst. Secretary	Ian M. Manclark, Asst. Secretary
Shirley Markham, Asst. Secretary	Vicki A. Merrick, Asst. Secretary	Jerry Miller, Asst. Secretary
Leonard Mutz, Asst. Secretary	R. L. Neilson, Asst. Secretary	Lois Peterson, Asst. Secretary
R. L. Peterson, Asst. Secretary	Pamela M. Redmon, Asst. Secretary	Sylvia A. Storer, Asst. Secretary
Leslie K. Webber, Asst. Secretary	Gary A. Baxter, Asst. Treasurer	Norman J. Lund, Asst. Treasurer
John A. Maurel, Asst. Treasurer	Donald P. Ninneman, Asst. Treasurer	Jeffrey W. Nitta, Asst. Treasurer
Stephen L. Sand, Asst. Treasurer	Thomas M. Smith, Asst. Dir. of Taxes	

(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.

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Pulte Home Corporation
10600 Arrowhead Drive, Suite 225
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)
Pulte Diversified Companies, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Vincent J. Frees, Director/VP/Controller
Mark J. O'Brien, Director
John R. Stoller, Director/VP/Secretary
Robert J. Haiso, President
Gregory M. Nelson, VP/Asst. Secretary
Ralph Raciti, VP
Bruce E. Robinson, VP/Treas/Asst. Sec.
Robert P. Schafer, VP-Finance
Calvin R. Boyd, Asst. Secretary
Amy E. Fagan, Asst. Secretary
James Fonville, Asst. Secretary
Nancy H. Gawthrop, Asst. Secretary
Jeffrey L. Johnson, Asst. Secretary
Norma J. Machado, Asst. Secretary
Thomas W. Bruce, Asst. Secretary
Maureen E. Thomas, Asst. Secretary
Colette R. Zukoff, Asst. Secretary

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

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
(enter County-assigned application number(s))

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

Pulte Diversified Companies, Inc.
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

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)

Pulte Corporation

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

Mark J. O'Brien, Director/President	Gregory M. Nelson, VP/Asst. Secretary	Nancy H. Gawthrop, Asst. Secretary
John R. Stoller, Director/VP/Secretary	Bruce E. Robinson, VP/Treas/Asst. Sec.	Maureen E. Thomas, Asst. Secretary
Vincent J. Frees, VP/Controller	Calvin R. Boyd, Asst. Secretary	Colette R. Zukoff, Asst. Secretary

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

Pulte Corporation
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

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)

William J. Pulte

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

Robert K. Burgess, Chairman/CEO	John J. Shea, Director	Norma J. Machado, VP-HR Plan.&Dev.
Patrick J. O'Meara, Director	Mark J. O'Brien, President/COO	Gregory M. Nelson, VP/Asst. Secretary
Debra Kelly-Ennis, Director	Roger A. Cregg, Senior VP/CFO	Bruce E. Robinson, VP/Treasurer
David N. McCammon, Director	John R. Stoller, GC/Sr. VP/Secretary	Wayne B. Williams, Vice President
William J. Pulte, Director	Michael A. O'Brien, Sr. VP-Corp. Dev.	James P. Zeumer, VP-Inv.&Corp.Comm.
Alan E. Schwartz, Director	Ralph S. Raciti, Vice Pres/CFO	Vincent J. Frees, VP/Controller
Francis J. Sehn, Director	James Lesinski, VP-Marketing	David Foltyn, Asst. Secretary

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

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)

2000.1500

for Application No(s): RZ/FDP 2000-SU-043
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The BC Consultants, Inc.
12700 Fair Lakes Circle, Suite 100
Fairfax, VA 22033

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

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

James H. Scanlon
Daniel M. Collier

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wyle Laboratories, Inc
20001 Jefferson Davis Highway, Suite 701
Arlington, VA 22202

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)

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.

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)

2000.1500

for Application No(s): RZ/FDP 2000-SU-043
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Cosner and Co. Realtors
4483 Lee Highway
Warrenton, VA 20187

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)
Karen Cosner

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Questor Realty, Inc.
5429 Backlick Road
Springfield, VA 22151

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)
J. Norman Crutchfield
Ann L. Crutchfield

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.

DATE: DECEMBER 22, 2000
 (enter date affidavit is notarized)

2000-1502

for Application No(s): RZ/FDP 2000-SU-043
 (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)

Hunton & Williams
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)

- | | | |
|----------------------------|------------------------------|----------------------------|
| Benjamin C. Ackerly | Tyler P. Brown | Douglas W. Davis |
| Robert A. Acosta-Lewis | F. William Brownell | Stephen P. Demm |
| Stanislaus Aksman | Christopher G. Browning, Jr. | Robert C. Dewar |
| Jennifer A. Albert | Kevin J. Buckley | Edward L. Douma |
| Virginia S. Albrecht | Kristy A. Niehaus Bulleit | Richard N. Drake |
| Kenneth J. Alcott | John F. Cafferky | Mark S. Dray |
| W. Tinley Anderson, III | Matthew J. Calvert | L. Traywick Duffie |
| John B. Ashton | Christopher C. Campbell | Bradley R. Duncan (former) |
| Randall D. Avram | Grady K. Carlson | W. Jeffery Edwards |
| Gerald L. Baliles | David M. Carter | L. Neal Ellis, Jr. |
| Jeffery R. Banish | Jean Gordon Carter | Juan C. Enjamio |
| A. Neal Barkus | Charles D. Case | John D. Epps |
| Michael B. Barr | Thomas J. Cawley | Patricia K. Epps |
| Philip M. Battles, III | Cynthia S. Cecil | Lathan M. Ewers, Jr. |
| John J. Beardsworth, Jr. | James N. Christman | Kelly L. Faglioni |
| Michael T. Bennett | Randolph W. Church | James E. Farnham |
| Lucas Bergkamp | R. Noel Clinard | Kevin L. Fast |
| Mark B. Bierbower | Herve' Cogels | James W. Featherstone, III |
| Thomas M. Blasey | Myron D. Cohen | Norman W. Fichthorn |
| Andrew Z. Blatter (former) | Cassandra C. Collins | Andrea Bear Field |
| Russel S. Bogue, III | Joseph P. Congleton | Edward S. Finley, Jr. |
| Lawrence J. Bracken, II | Cameron N. Cosby | Kevin J. Finto |
| William S. Bradley | T. Thomas Cottingham, III | Robert G. Fitzgibbons |
| David F. Brandley, Jr. | Donald L. Creach | Thomas J. Flaherty |
| Arthur D. Brannan | Maria Currier | William M. Flynn |
| Craig A. Bromby | William D. Dannelly | Lejb Fogelman |
| Robert F. Brooks, Sr. | Samuel A. Danon | Lauren E. Freeman |
| A. Todd Brown | Barry R. Davidson | Ira L. Freilicher |

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

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

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)2000-150cfor Application No(s): RZ/FDP 2000-SU-043
(enter County-assigned application number(s))

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

Hunton & Williams (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(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)

David R. Fricke	Dan J. Jordanger	Christina S. Meador
Edward J. Fuhr	Leslie O. Juan	Jacek Michalski
Douglas M. Garrou	Thomas R. Julin	John B. Miller, Jr.
Richard D. Gary	Tomasz M. Kacymirow	Thomas McN. Millhiser
Manning Gasch, Jr.	E. Peter Kane	Patrick J. Milmoie
James G. Gatto	Thomas F. Kaufman	Jack A. Molenkamp
David F. Geneson	Joseph C. Kearfott	Charles R. Monroe, Jr.
C. Christopher Giragosian	Daniel O. Kennedy	T. Justin Moore, III
Timothy S. Goettel	Douglas W. Kenyon	Thurston R. Moore
Allen C. Goolsby	Edward B. Koehler	Dewey B. Morris
L. Raul Grable	John T. Konther	Sandra P. Mozingo (former)
Douglas S. Granger	Steven J. Koorse	Zbigniew Mrowiec
Mark E. Grantham	Dana S. Kull	Robert J. Muething
Patti L. Grant-Wilkinson	David Craig Landin	Eric J. Murdock
J. William Gray, Jr.	Wood W. Lay	Edmond P. Murphy
Anne Gordon Greever	David O. Ledbetter	J. Andrew Murphy
John Owen Gwathmey	Darryl S. Lew	Thomas P. Murphy
Virginia H. Hackney	Michael J. Lockerby	David A. Mustone
Catherine M. Hall (former)	David S. Lowman, Jr.	James P. Naughton
Ray V. Hartwell, III	John A. Lucas	Michael Nedzbala
Robert W. Hawkins	Harrison D. Maas	Kimberly A. Newman
Timothy G. Hayes	Robert C. MacDonald	Jerry C. Newsome
Mark S. Hedberg	Benjamin V. Madison, III	Henry V. Nickel
George H. Hettrick	C. King Mallory, III	Lonnie D. Nunley, III
Louanna O. Heuhsen	Thomas J. Manley	Michael P. Oates
Thomas Y. Hiner	Michael F. Marino, III	Jonathan A. Olick
Scott M. Hobby	Catherine M. Marriott	John D. O'Neill, Jr.
D. Bruce Hoffman	Jeffrey N. Martin	Brian V. Otero
Robert E. Hogfoss	Walfrido J. Martinez	Randall S. Parks
John E. Holloway	J. Michael Martinez de Andino	Peter S. Partee
Stephen J. Horvath, III	Christopher M. Mason	R. Hewitt Pate
George C. Howell, III	Richard E. May	William S. Patterson
Roszell D. Hunter	William H. McBride	S. Tammy Pearson (former)
Donald P. Irwin	Milby A. McCarthy	Charles A. Perry
Judith H. Itkin	Gerald P. McCartin	W. Ray Persons
Matthew D. Jenkins	Jack E. McClard	Bruce D. Peterson
Harry M. Johnson, III	J. Burke McCormick	R. Dean Pope
David E. Johnston (former)	Francis A. McDermott	Kurtis A. Powell
James A. Jones, III	John C. McGranahan, Jr.	Lewis F. Powell, III

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

DATE: DECEMBER 22, 2000
 (enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Hunton & Williams (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)

- | | |
|---------------------------|-----------------------------|
| Virginia W. Powell | Kristen H. Sorensen |
| J. Waverly Pulley, III | Lisa J. Sotto |
| Arnold H. Quint | Stephen S. Stallings |
| Gordon F. Rainey, Jr. | Marty Steinberg |
| John Jay Range | Gregory N. Stillman |
| Stuart A. Raphael | Franklin H. Stone |
| Scott M. Ratchick | Chanmanu Sumawong |
| John M. Ratino | Andrew J. Tapscott |
| Robert S. Rausch | Michael L. Teague |
| William M. Richardson | John Charles Thomas |
| Rick J. W. Riggers | Gary E. Thompson |
| James M. Rinaca | Paul M. Thompson |
| Renee E. Ring | B. Cary Tolley, III |
| Jennings G. Ritter, II | Randolph F. Totten |
| Kathy E. B. Robb | Guy T. Tripp, III |
| Gregory B. Robertson | C. Porter Vaughan, III |
| Scott L. Robertson | C. L. Wagner, Jr. |
| Robert M. Rolfe | William A. Walsh, Jr. |
| Kevin A. Ross | Harry J. Warthen, III |
| William L. S. Rowe | Abigail C. Watts-FitzGerald |
| Marguerite R. Ruby | David B. Weisblat |
| D. Alan Rudlin | Mark G. Weisshaar |
| Mary Nash Rusher | Hill B. Wellford, Jr. |
| Adam L. Salassi (former) | G. Thomas West, Jr. |
| Vance E. Salter | Peter H. White |
| Stephen M. Sayers | Stephen F. White |
| Pauline A. Schneider | Jerry E. Whitson |
| Jeffrey P. Schroeder | Amy McDaniel Williams |
| Melvin S. Schulze | David H. Williams |
| Patricia M. Schwarzschild | Edwin Williamson |
| Thomas J. Scott, Jr. | David C. Wright |
| P. Watson Seaman | William F. Young |
| James W. Shea | Lee B. Zeugin |
| Jo Anne E. Sirgado | |
| Laurence E. Skinner | |
| Thomas G. Slater, Jr. | |
| B. Darrell Smelcer | |
| Caryl Greenberg Smith | |
| Turner T. Smith, Jr. | |

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

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
(enter County-assigned application number(s))

LIMITED LIABILITY COMPANY

~~PARTNERSHIP~~ NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Virginia Land Resource, LLC
P. O. Box 7603
Falls Church, VA 22040

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

MANAGERS & MEMBERS

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)
Andrew Latessa, Managing Member

Lined area for listing additional managers and members.

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

DATE: DECEMBER 22, 2000
(enter date affidavit is notarized)

2000-150c

for Application No(s): RZ/FDP 2000-SU-043
(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.)

Pulte Home Corporation has contributed in excess of \$200.00 to Supervisor Frey.

Pulte Home Corporation has contributed in excess of \$200.00 to Supervisor Mendelsohn.

(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:

Peter Johnson

(check one)

[] Applicant [X] Applicant's Authorized Agent

Peter T. Johnson, Agent for Applicant

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

Subscribed and sworn to before me this 22ND day of DECEMBER, 2000, in the state of Virginia.

Jeanne Matthews
Notary Public

My commission expires: 7/31/2003

July 25, 2000

Winchester Homes, Inc. – Centreville Farms South
Statement of Justification

Winchester Homes, Inc. requests approval to rezone approximately 40.9447± acres from the R-1 and WS Districts (with Highway Corridor Overlay) to the PDH-4 and WS Districts (with Highway Corridor Overlay). The combined Conceptual Development Plan and Final Development Plan (CDP/FDP) depicts 48 single-family detached lots and 122 single-family attached lots at an approximate density of 3.47 dwellings per acre, excluding Affordable Dwelling Units (ADUs) and associated bonus units. The project is proposed to include 3 ADUs.

The subject property is a consolidation of 22 parcels located south of Leland Road, east of Bradley Road and north of Route 29 and Little Rocky Run. The properties, Tax Map Parcels 55-3-((2))-94, 95, 96, 97, 149-154, 154A, 155, 156, 158-162, 162A, 163, 164 and 165, were part of the original "Centreville Farms" subdivision. A 2.0457-acre portion of Shreve Street, proposed for vacation/abandonment, is also included in the rezoning application.

The entire assemblage is located in Land Unit A of the Centreville Farms Area (Bull Run Planning District, Area III Plan) and is planned for a mix of single-family detached and townhouse units at a density of 4-5 units per acre at the Redevelopment Option level, adopted by the Board of Supervisors on March 27, 2000 (Amendment No. 95-53). This application is being submitted concurrently with other Winchester and Pulte applications in the Centreville Farms Area that will, in combination, greatly exceed the sixty-five percent consolidation level preferred for Redevelopment Option density, and will provide an elementary school site, transit station site, a park site, recreational amenities, substantial EQC dedication and/or protection, and consistent design elements throughout the community.

Approximately 29.5% of the property will remain in open space, as compared with the 18% required by the PDH-4 Zoning District requirements. The Applicant proposes to maintain the EQC and flood plain areas in a natural wooded state as a community amenity and open space resource, except for a small portion that will be part of the regional stormwater management facility located immediately adjacent to the assemblage on the east. Access to the site will be via a new spine road designed and located to conform with the Comprehensive Plan.

This application conforms with all applicable ordinances, regulations and standards except as noted herein. The Applicant is seeking a waiver of the 600-foot maximum private street length and a modification of tree cover requirements to exclude the area comprised of floodplain in accordance with Article 13-404 of the Fairfax County Zoning Ordinance. Additionally, the Applicant is seeking a waiver of the barrier requirements and a modification to

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DEPARTMENT OF PLANNING AND ZONING

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ZONING EVALUATION DIVISION

the transitional screening yard requirements in accordance with Section 13-304, paragraphs 3, 6, and 11 of the Zoning Ordinance in favor of the specific landscape plan depicted on the CDP/FDP.



Francis A. McDermott, Attorney and Agent for Applicant

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis: RZ/FDP 2000-SU-042 & 043
Winchester Homes

DATE: Revised January 11, 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced applications and Conceptual/Final Development Plans (CDP/FDP) dated July, 2000 as revised through December 20, 2000. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

NOTE: These applications by Winchester Homes are 2 of 4 concurrent applications that are proceeding under the Centreville Farms Comprehensive Plan Amendment No. 95-53 which was adopted by the Board of Supervisors on March 27, 2000. The other concurrent applications within Centreville Farms are:

RZ/FDP 2000 SU-029 Pulte Homes
FDP 2000-SU-029-2 Fairfax County Parks and Schools (deferred)

DESCRIPTION OF THE APPLICATIONS**RZ/FDP 2000-SU-042 Winchester Homes North**

The applicant requests rezoning of approximately 47 acres of land in Centreville Farms from the R-1 to the PDH-8 District to permit the development of 47 single family detached units and 262 single family attached units for a total of 309 units (inclusive of 17 affordable dwelling units) at an overall density of 6.59 du/ac. Approximately 28% of the site will be retained in open space (22% required) and 742 parking spaces are to be provided (697 required). Stormwater management will be provided with a wet pond for a portion of the site and a portion of the site will drain to an off-site regional stormwater management facility to the southeast, which is to be constructed in cooperation with the adjacent concurrent development applications (Winchester Homes South and Pulte Homes). Active recreation is proposed with a community center

consisting of a clubhouse, swimming pool, tot lot and 2 tennis courts. Passive recreation is proposed with walking trails around the wet pond and in a wetlands area that the applicant proposes to retain as a wildlife habitat overlook adjacent to the single family detached lots.

The following waivers and modifications are requested:

- Waiver of the 200 foot setback requirement from Rt. 66 for residential units;
- Waiver of the 600 foot limitation on the length of private streets;
- Waiver of the 200 square foot privacy yard for optional mews townhouse lot layout; and,
- Waiver to allow the development of a wet pond in a residential area.

RZ/FDP 2000-SU-043 Winchester Homes South

The applicant requests rezoning of approximately 58 acres of land in Centreville Farms from the R-1 to the PDH-4 District to permit the development of 103 single family detached units and 122 single family attached units for a total of 225 units at an overall density of 3.87 du/ac.

Approximately 22.8% of the site will be retained in open space (20% required) and 524 parking spaces are to be provided (487 required). Stormwater management will be provided through 2 regional ponds. One pond is to be partially located on the east side of the application property. The second pond, to be constructed in the future, is off-site. The applicant proposes a temporary pond in the western portion of the site until such time as the off-site regional pond is constructed. Active recreation is proposed to be accommodated in the companion Winchester North application described above. Passive recreation is proposed with walking trails around the regional pond.

The following waivers and modifications are requested:

- Waiver of the 600 foot limitation on the length of private streets;
- Waiver of the service drive requirement along Rt. 29; and,
- Modifications of screening and barriers in favor of that depicted on the CDP/FDP.

LOCATION AND CHARACTER OF THE AREA

The Centreville Farms area is characterized largely by vacant lots and scattered residences which include both older homes and recent residential construction. This combined assemblage of parcels in both the Winchester North and South applications consists of vacant and residentially developed large lots which generally range from 1 to 3 acres in size. The Winchester Homes North application property is generally located immediately south of Rt. 66 between Bobann Drive on the north and Bradley Road on the south. Part of the area is heavily wooded. The

Winchester Homes South application is generally located south of Leland Road and north of Rt. 29, and encompasses properties north and west of Shreve Street and Bradley Road. The Urban Forestry Report provides detailed information regarding the forest and vegetative cover.

COMPREHENSIVE PLAN CITATIONS

Plan Area: III **Planning Sector:** Centreville Farms Area
Bull Run Planning District

Plan Text: The following are the most relevant excerpts of the revised text pertaining to the Centreville Farms in the Bull Run Planning District. A full copy of the text is contained in Attachment I of the Land Use report.

“Centreville Farms Area (410 Acres)

Baseline Recommendation

The approximately 410-acre Centreville Farms Area located generally south of Interstate 66, west of Stringfellow Road, east of Pickwick Drive and north of the Ratcliffe subdivision and Route 29 is planned for residential use at 1-2 dwelling units per acre (du/ac). A comprehensive pedestrian walkway system should be provided which links land units to one another and to public facilities, as well as providing interconnections to adjacent residential communities.

Redevelopment Option

...The principal objective of the Redevelopment Option is to encourage substantial land consolidation, recognizing that properties that cannot achieve the consolidation threshold in the Plan will be developed under the baseline recommendation. ...

Land Use Under the Redevelopment Option

...The Redevelopment Concept assumes an overall density of 4 du/ac on the entire area, distributed as set for on the Generalized Unit Location Map (Figure 14). ... Townhouses and multifamily units should be well buffered from existing and planned lower density detached development. Any townhouse use along Leland Road should incorporate design techniques such as landscaped buffers and/or front-facing units along Leland Road to reflect the character of existing single-family detached development. Residential uses should be clustered in order to maximize the provision of open space and public amenities. In addition to clustering, appropriate mitigation from noise and visual impacts from Interstate 66, Route 29 and Stringfellow Road should be provided through site design and other means such as landscaping, berms, fences and/or walls. Noise mitigation methods must be employed to buffer impacts from I-66.

The *Generalized Unit Location Map* (Figure 14) depicts the general location and mix of residential unit types that are planned to ensure that Centreville Farms is developed with a

variety of housing types. The provision of residential unit types should be generally consistent with this Unit Location Map. However, in some places, the patterns depicting different unit types overlap, indicating that the choice between the two unit types will be made at time of rezoning.

...

The lower portion of Land Unit A, between Little Rocky Run and Route 29, is isolated from the rest of the land unit and is bisected by the proposed Centreville Farms Road. The preferred use of this property located west of Centreville Farms Road is open space... Residential development that is sufficiently buffered from Route 29 is the next preferred option. As the area redevelops, those homeowners residing in Land Unit F (the Summit Street area) should be protected from adverse development impacts. Given the planned density of 1-2 du/ac, and existing lot sizes of almost two acres, it is important that effective transitions occur between Land Unit F and the higher densities planned in Land Units A, B and J. ... through the implementation of techniques such as buffers, barriers, tree preservation, open space dedication and/or construction of similar unit type (single-family_detached), and restricted access onto Summit Street. A cul-de-sac with a turn-around circle should be provided on Summit Street to terminate in Land Unit B, as depicted on the Redevelopment Concept Plan...

... the dashed line for the new Centreville Farms Road indicates that the final alignment for the road has not been determined. ... the intent is to have single family detached residential use west of the road and townhouse development to the east...

Density and Land Consolidation at the Redevelopment Option Level

... The density associated with the land to be dedicated for the transit facility (Land Unit I), a school (Land Unit H) and parkland (Land Unit C) has been shifted to the other parts of the area which are shown for densities higher than 4 dwelling units per acre on the Redevelopment Concept Plan.

Achieving the Redevelopment Option is possible only with substantial land consolidation. It is desirable that at least 65 percent of the acreage within a land unit be consolidated for consideration at the Redevelopment Option level. At a minimum, 50 percent of the acreage in a land unit should be consolidated before a rezoning application can be considered at the Redevelopment Option level...

... development at the Redevelopment Option level should provide for well-designed, efficient and integrated residential projects and for future development of any unconsolidated parcels or areas in a manner that conforms with the Plan at the Baseline Level. Such applications should not preclude other land units from consolidating and achieving densities shown in the Redevelopment Concept Plan. Accordingly, no application should be approved with a density which would prevent land units that are otherwise eligible for consideration at the Redevelopment Option level from having the opportunity to achieve a maximum density (exclusive of ADUs) consistent with the density range for the land unit and the overall maximum density for Centreville Farms.

The initial rezoning application and all concurrent, coordinated applications at the Redevelopment Option level should collectively provide for the dedication of land that is necessary to accommodate identified transit, school and active recreation needs for the area.

...Development at the Redevelopment Option Level should also meet the following criteria:

1. Dedication of Tax Map 55-1 ((1)) 15, 16, and 18 (Land Unit I) in the southwest quadrant of Interstate 66 and Stringfellow Road for a transit facility and part of an interchange;
2. Dedication of an elementary school site of approximately 17 acres in Land Unit H;
3. Dedication of approximately 23 acres in addition to the existing 13-acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities;
4. The land in Land Units C, H and I should be dedicated to the County at the earliest possible time in order to facilitate the integrated design and the coordinated development of infrastructure.
5. Dedication of land in order to create a contiguous open space network and recreational amenity; and
6. Provision of a comprehensive pedestrian walkway system which links land units to one another and to public facilities and provides interconnections to adjacent residential communities.
7. Achievement of land consolidation according to the standards discussed above, with a minimum of 50 percent consolidation of the acreage in a land unit required, but 65 percent consolidation of the acreage in a land unit desired.

Transportation

...
The following transportation improvements should be undertaken with the Redevelopment Option for the Centreville Farms area:

Transit - Land should be dedicated in the southwest quadrant of I-66 and Stringfellow Road for transportation-related uses associated with planned improvements in the I-66 corridor, including provision of a rail station and ancillary facilities. This includes tax map 55-1 ((1)), parcels 15, 16, and 18, collectively comprising land unit I. Right-of-way should be provided for public road access to the facility from Stringfellow Road opposite Westbrook Drive, and from the internal road system.

Streetscape Plan -- A streetscape design plan for Centreville Farms Road and Leland Road should be provided at the time of the initial rezoning application or concurrent applications and all subsequent applications should comply with that streetscape design. The streetscape design should include a coordinated plan for street trees, street furniture, entrance features, lighting, signage, as well as pedestrian walkways, where provided.

Pedestrian and Trail System -- A comprehensive network of sidewalks and trails should be provided which links residential neighborhoods to each other and to public facilities, including Arrowhead Park, the elementary school, and future rail transit station. A plan for the network of sidewalks and trails should be provided at the time of initial rezoning application to become the guidance for pending and future rezoning applications in the Centreville Farms Area.

Parks

Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries. Remnants of Civil War fortifications should be preserved as deemed appropriate by the County.

Public Water

Public water exists in only a part of Centreville Farms. Private wells are not adequate. Public water must be provided with development. Its extension elsewhere within Centreville Farms through other mechanisms is encouraged."

PLAN MAP: The Comprehensive Plan Map indicates that the site is planned for 1-2 du/ac.

ANALYSIS:

The purpose and intent of the recently adopted Centreville Farms Comprehensive Plan Amendment was to facilitate the assemblage and consolidation of parcels and to achieve certain dedications of land for a school, park and transit use in order to merit the redevelopment option of up to 4 du/ac for all of Centreville Farms. Parcels that could not be assembled and consolidated retain the ability to develop at the baseline density of 1-2 du/ac. The subject applications, in concert with the concurrent applications, have met and exceeded the recommended level of consolidation to achieve development at the overlay level. Although there remain several unconsolidated parcels within Centreville Farms, the applicants have demonstrated that these lots can develop at the base of 1-2 du/ac or remain as large lots.

The Comprehensive Plan stipulates a cap of 1640 units and an overall density of 4 du/ac for all of Centreville Farms. The Plan assumes that the existing stable neighborhoods in Land Units F and E will remain unchanged and assumes development at the baseline for the unconsolidated portion of Land Unit J and at the overlay level for the remainder of Land Unit K. If approved, the 3 concurrent Centreville Farms applications will yield a total of 1,440 dwelling units. When combined with existing and potentially remaining development, Centreville Farms could achieve a total of 1,634 units (exclusive of ADUs or Bonus Units) or 3.7 du/ac based on a total of 432.5 acres in Centreville Farms (inclusive of vacated right-of-way). Those lots not included in the 3 concurrent applications retain the ability to develop either at the baseline level of 1-2 du/ac or, with consolidation, at the overlay level. A few unconsolidated lots are located in the RPA and one lot remains in Land Unit B. These unconsolidated lots can develop only at the baseline. Therefore, the remaining development potential, in terms of unit yield for the land area outside of these applications, does not exceed the planned unit cap or overall density recommendation for Centreville Farms.

The Plan recommends a general land use concept for the redevelopment option, which includes design and construction of a central spine road. This spine road is planned to intersect with Leland Road. The Plan recommends general locations for land bays, which are designated for multi-family, single family attached and detached units within a variety of density ranges. (See the Redevelopment Concept Plan and General Unit Location Map, Figures 13 and 14, respectively, in Attachment 1). This concept effectively transfers density away from those areas planned for dedication to public uses while still maintaining an overall density that does not exceed 4 du/ac for all of Centreville Farms, inclusive of those existing stable neighborhoods along Summit Street and the Woodlands subdivision on the west end of Leland Road.

Higher densities are generally planned adjacent to I-66 or along the central spine road while lower densities act as compatible transitions to existing single family detached areas (Land Bays E, F, J, and K). The General Unit Location Map (Figure 14) concentrates single family detached residences at densities ranging from 1-2 du/ac up to 4-5 du/ac on the west side of the spine road and along the southern section of Arrowhead Park Drive. Multifamily units are planned for the area adjacent to Route 66 and the future transit site (Land Unit G1). Townhouse densities are planned adjacent to the multi-family land unit and centrally located within the development with densities ranging from 4-5 du/ac up to 5-8 du/ac.

NOTE: In order to develop above the baseline density and achieve the Redevelopment Option Level, the Plan specifically recommended the following dedications of land: approximately 4.5 acres for a transit site; approximately 17 acres for an elementary school; and, approximately 23 acres for parkland for active and passive recreation. These dedications are proposed with the concurrent rezoning application RZ 2000-SU-029 by Pulte Homes. It is noted that a separate

FDP for the park and school sites has been filed and is in process in order to facilitate the planned construction of an elementary school within the near future.

RZ 2000-SU-042: The Winchester North application proposes townhouses adjacent to Rt. 66 and to the multi-family and single family units proposed with the Pulte application to the east. Single family detached units are proposed in the western and southern portion of the development to provide for a compatible transition to the existing single family homes along Summit Street to the west and to the single family lots proposed further south by the companion Winchester South rezoning application (RZ 2000-SU-043). The proposed townhouse units and single family units are located in Land Unit B, which is planned for 5-8 du/ac. The proposed density of 6.9 du/ac (inclusive of ADUs) is within the recommended density range. The proposed layout and design depicted on the CDP/FDP is in conformance with the alignments for the spine road and to the location of the land bays, unit types and densities provided in the Plan on Figures 13 and 14.

The Winchester North application has consolidated a total of 26 parcels of land. It is noted that Parcel 46 (Tax Map 54-4 ((2)) 46) located on the south side of Summit Street has not been consolidated within the application and, unless consolidated, would remain a single residential lot surrounded by smaller single family lots. Although consolidation of the majority of land area in Centreville Farms has been achieved with this application and the concurrent Winchester South and Pulte applications, consolidation of Parcel 46 remains highly desirable. However, the 1.72 acre parcel retains the ability to develop at the planned baseline density of 1-2 du/ac if consolidation is not achieved at this time. Until such time, the development should provide for a landscaped buffer between the proposed development of 3 lots adjacent to the east side of Parcel 46.

RZ 2000-SU-043: The Winchester South application proposes single family lots west of the spine road in Land Units A and J, which are planned for 4-5 du/ac. The proposed development and location of single family detached units provides an appropriate transition to the remaining existing single family homes in Land Unit J to the west and to the proposed single family development proposed to be developed to the immediate north across Leland Road as part of the Pulte application, RZ 2000-SU-029. The Winchester South application also proposes development of townhouse units east of the spine road in Land Unit A. The proposed location of townhouse units is appropriate since the more intensive residential development is concentrated in the center of the site and is compatible with the proposed townhouse units to be developed to the immediate north across Leland Road as part of the Pulte application. The overall proposed density of 3.87 du/ac is below the planned density range of 4-5 du/ac for Land Units A and J. The Winchester South application has consolidated a total of 40 parcels. Adjacent parcels which have not been incorporated into this application are: parcels in the remainder of Land Unit J and

Land Unit K and parcels in Land Unit A along Rt. 29 south of the EQC that are developed with a church and single family homes. Although full consolidation of parcels is always desirable, the applicant has met and exceeded the recommended consolidation to merit development at the overlay level. The proposed layout and design depicted on the CDP/FDP is in conformance with the alignments for the spine road and with the location of the land bays, unit types and densities provided in the Plan on Figures 13 and 14.

The Plan also stipulates that a comprehensive pedestrian walkway system, which links land units to one another and to public facilities, should be provided. Sheet 8 of the CDP/FDP for both applications depicts a comprehensive network of sidewalks, trails and other amenities that are coordinated within the companion Winchester Homes applications and the adjacent concurrent rezoning application by Pulte Homes.

Winchester North: The majority of open space for this application is located in common areas as passive recreation around the wet pond, shown to be constructed as an amenity with trails, benches and landscaping in the northern portion of the site. Appropriate trails and walkways are also depicted around the proposed community recreation center located on the north side of the spine road. However, the CDP/FDP also depicts a wildlife habitat overlook area (See Sheet 8) which does not have any pedestrian access. As currently depicted, this wetland area will provide a visual passive amenity for 4-5 single family lots which abut the area. With the exception of the EQC area, which is not immediately adjacent to the application property, the wildlife habitat area is the only other environmentally significant open space to be preserved in a natural state. Pedestrian trails or walkways with public access easements should be provided to this area so that it may serve as a passive recreational amenity to the community at large.

Winchester South: Open space in this application is concentrated in the eastern portion of the site containing EQC and approximately half of the regional stormwater management pond. The applicant's comprehensive trails plan (Sheet 8) indicates trails around and connecting to the regional pond. Similarly, a schematic design depicting trails around the eastern portion of the regional pond is shown on the Pulte application (RZ 2000-SU-029). However, the CDP/FDP does not depict the location, design and development of trails immediately adjacent to the townhouses units or trail connections from the townhouse units to the trails proposed around the regional pond. Clarification of the trail commitments is needed to establish that, between the concurrent Pulte and Winchester Homes' applications, minimal development of trails and trail connections to residential neighborhoods as a passive recreational amenity, will be provided. This concern has also been raised in connection with the Pulte application.

The following analysis addresses the detailed design recommendations and other Plan goals set forth in the Plan for Centreville Farms:

- **Landscaped buffers or front facing townhouse units along Leland Road**

The Winchester North application property does not have land area or proposed development abutting Leland Road. The Winchester South application features townhouse units that are set back 30-50 feet from Leland Road and are buffered by berms and landscaping that are depicted as part of the overall streetscape plan. In addition, impacts from Leland Road are minimized since end units and parking are oriented towards the roadway. Therefore, this issue is satisfactorily addressed.

Mitigation of noise and visual impacts from Rt. 66, Rt. 29 and Stringfellow Road.

The CDP/FDP for Winchester North appropriately depicts noise walls adjacent to Rt. 66. (See Environmental Analysis for additional discussion). Sheet 16 depicts plan view sections between the residential units adjacent to Rt. 66. Building setbacks of 50-60 feet are proposed in combination with VDOT noise walls to provide noise mitigation. Berms and evergreen and deciduous landscaping are proposed at the base of the noise walls to visually soften the impact of the noise walls which are shown to range between 20-30 feet in height.

The Winchester South application does not have development proposed in locations that would require noise mitigation from these roadways.

- **Effective Transitions between Land Unit F (existing low density residential along Summit Street) and the higher densities planned and proposed in Land Units A, B and J.**

Winchester North: The western edge of the proposed single family detached lots abut a single family lot (Tax Map Parcel 54-4 ((2)) 14) fronting on Summit Street (Land Unit F). The applicant's draft proffers state that no dwelling unit will be constructed within 80 feet of the property boundary for Parcel 14; and, that a 35 foot wide buffer consisting of an undisturbed tree save area and supplemental plantings shall be provided. Sheet 17 depicts the proposed buffer area to include a split rail fence along the rear of the proposed single family lots but outside of the buffer. To the maximum extent feasible, a buffer of similar depth and density of plantings should be provide along the full length of the western boundary of the application property to provide a similar compatible transition adjacent to the townhouse portion of the development that also abuts property planned and zoned for single family residential development. The CDP/FDP depicts supplemental landscaping to augment existing vegetation. Additional understory plantings, berms, evergreens and/or barrier would be desirable to enhance the buffer adjacent to the townhouse development located along the western boundary of the site.

Winchester South: The western edge of the proposed single family detached lots abuts existing single family lots (Tax Map Parcels 54-4 ((2) 111 and 141), which front on Leland Road and Shreve Street, respectively. Where the proposed development abuts these existing lots, multiple single family lots are proposed. The CDP/FDP depicts a single row of deciduous and evergreen trees proposed along the rear of the lots, which abut the existing neighborhood. Although these lots are also planned for 4-5 du/ac at the redevelopment overlay option, a more substantial buffer would be desirable until such time as the remainder of Land Unit J seeks redevelopment.

- **Transit**

The recommended dedication of land for a transit station is addressed through the concurrent Pulte application, RZ 2000-SU-029.

- **The provision of a comprehensive streetscape plan for Centreville Farms Road and Leland Road.**

All of the concurrent rezoning applications have committed to a streetscape plan for both the central spine road and Leland Road. Sheets 10 through 13 of the Winchester North and South applications include the full length of these major roads in plan view and a typical streetscape section. The applicant has addressed recommendations for appropriate planting widths to accommodate a unified landscape scheme of street trees, evergreen and deciduous trees, and potential areas for berms. The draft proffers for both the Winchester North and South applications should be clarified and strengthened to clearly indicated a commitment to these plan sheets in order to ensure a consistent thematic streetscaping along Leland Road and the spine road with all 3 concurrent applications.

In addition, the location of focal landscape areas, benches, street lighting, and median landscaping has been depicted on the detail plan sheets. Appropriate lighting, which will feature full cut-off luminaires, is noted on the submitted plan sheets for both applications. It would be desirable to provide for full cut-off lighting within the private street sections of the residential development, in addition to the two primary public roads.

- **Parks**

The Plan recommendation for dedication of land for parks, including 11 developable acres for active recreation use has been addressed through the concurrent Pulte application, RZ 2000-SU-029.

- **Public Water**

The Plan text encourages efforts to facilitate access to water main extensions for the areas in Centreville which do not have public water. Therefore, it would be desirable for the applicant to commit to the provision of water main extensions or easements to the edge of subject property as may be recommended by DPWES at the time of site plan and subdivision plan review.

Note: The remaining site specific recommendations are related to transportation elements and are addressed in the Transportation Analysis.

Summary: As indicated by the analysis above, the proposed rezoning applications are in conformance with the planned residential use and intensity recommendations contained in the recently adopted Comprehensive Plan amendment for Centreville Farms. Significant dedication of land for public purposes is achieved through the concurrent applications. Significant consolidation to permit logical and rational layout and design of streets and land bays is provided. Coordinated streetscaping, stormwater management and pedestrian connections and appropriate transitions are proposed, with the exceptions as noted above. However, the applicant should address the outstanding concerns related to pedestrian access to the wildlife habitat overlook area; the provisions of trails and pedestrian connection to trails around the regional stormwater pond; improved buffering along the western edge of both the Winchester North and South applications; consolidation of Parcel 46 or, at a minimum, the provision of buffering along the eastern boundary of Parcel 46; and, to the provision of full cut-off lighting throughout the development.

DMJ:BGD

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
FOR FAIRFAX COUNTY, VIRGINIA
1991 EDITION**

GENERAL LOCATION: Between Route 29 and I-66, west
of Stringfellow Road

PARCEL LOCATION: 54-2 ((2))(pt.); 54-4 ((2))(pt.); 55-1 ((1)),
((2)), ((3)), ((19)); 55-3 ((1)), ((2)), ((13)), ((14))

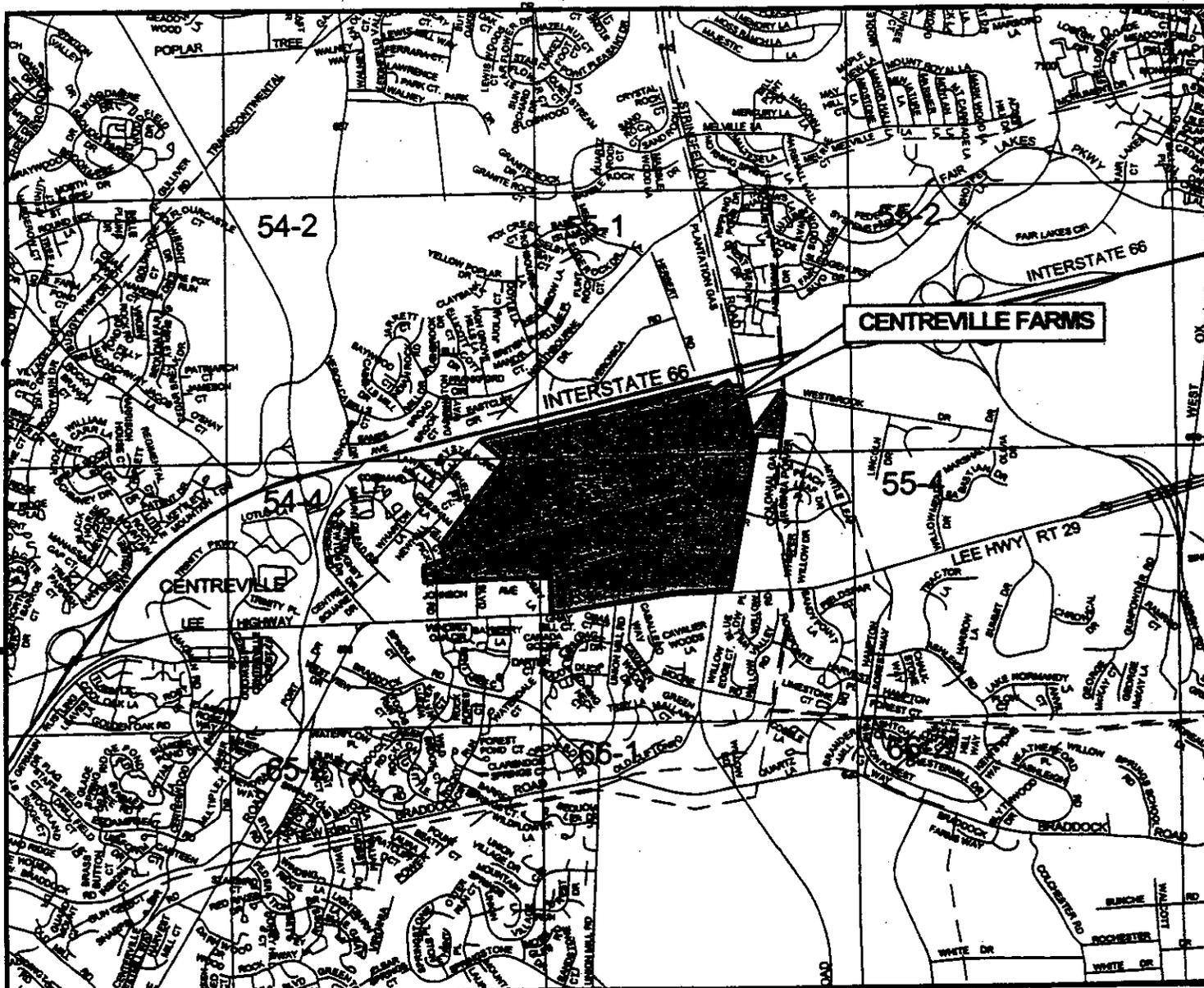
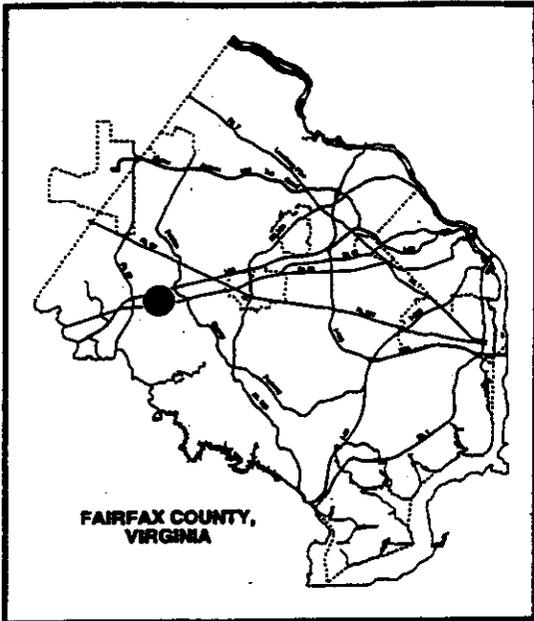
PLANNING AREA AND DISTRICT: III, Bull Run

SUPERVISOR DISTRICT: Sully

ADOPTED: March 27, 2000

ITEM NO. S99-III-BR2

FOR ADDITIONAL INFORMATION CALL (703) 324-1210



3000 FEET

MAP PREPARED USING FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM



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AMENDMENT TO THE COMPREHENSIVE PLAN (1991 EDITION)

The following revised text pertaining to the Area III volume of the Comprehensive Plan has been adopted by the Board of Supervisors. This text contains recommendations for the Centreville Farms Area in the Bull Run Planning District. The text below replaces the Centreville Farms Area section in the adopted Plan.

REPLACE: Pages 45 through 49 of the 1991 Edition of the Area III volume of the Comprehensive Plan as amended through June 26, 1995, with the following text:

“Centreville Farms Area (410 Acres)

Baseline Recommendation

The approximately 410-acre Centreville Farms Area located generally south of Interstate 66, west of Stringfellow Road, east of Pickwick Drive and north of the Ratcliffe subdivision and Route 29 is planned for residential use at 1-2 dwelling units per acre (du/ac). A comprehensive pedestrian walkway system should be provided which links land units to one another and to public facilities, as well as providing interconnections to adjacent residential communities.

Redevelopment Option

The Redevelopment Option allows for development above the Baseline Recommendation if the requirements for land consolidation and other conditions described below are met. Under the Redevelopment Option, the Centreville Farms area may be considered for redevelopment at an overall density of 4 dwelling units per acre, with a maximum of 1640 units, distributed in general accord with the Redevelopment Concept Plan as shown on Figure 13 and as described below. The principal objective of the Redevelopment Option is to encourage substantial land consolidation, recognizing that properties that cannot achieve the consolidation threshold in the Plan will be developed under the baseline recommendation. It is important that impacts associated with development at the Redevelopment Option level be offset. This is particularly true with respect to the provision of land and other public facilities to address identified needs in the area.

Land Use Under the Redevelopment Option

The *Redevelopment Concept Plan* (Figure 13) provides for the Centreville Farms Area to be divided into twelve (12) land units, identified as A through K. The Redevelopment Concept assumes an overall density of 4 du/ac on the entire area, distributed as set for on the Generalized Unit Location Map (Figure 14). No more than 1640 dwelling units, exclusive of affordable dwelling units and bonus units, are planned for the Centreville Farms Area. A new Centreville Farms Road will intersect with an improved Leland Road. Townhouses and multifamily units should be well buffered from existing and planned lower density detached development. Any townhouse use along Leland Road should incorporate design techniques such as landscaped buffers and/or front-facing units along Leland Road to reflect the character of existing single-family detached development. Residential uses should be clustered in order to maximize the provision of open space and public amenities. In addition to clustering, appropriate mitigation from noise and visual impacts from Interstate 66, Route 29 and Stringfellow Road should be provided through site design and other means such as landscaping, berms, fences and/or walls. Noise mitigation methods must be employed to buffer impacts from I-66.

The *Generalized Unit Location Map* (Figure 14) depicts the general location and mix of residential unit types that are planned to ensure that Centreville Farms is developed with a variety of housing types. The provision of residential unit types should be generally consistent with this Unit Location Map. However, in some places, the patterns depicting different unit types overlap, indicating that the choice between the two unit types will be made at time of rezoning.

The eastern portion of the Centreville Farms Area is located within the Fairfax Center Area. If development occurs at the Baseline Recommendation level of 1-2 du/ac, such development will be guided by the Plan text for Fairfax Center. However, any development at the Redevelopment Option level will be guided by the provisions set forth in the text for the Centreville Farms Area. Since the Woodlands subdivision, generally located between Arrowhead Park Drive and Stringfellow Road, is planned for the same maximum density at the Baseline Level, at the Redevelopment Option Level, and at the Fairfax Center Overlay Level, it will be subject to the provisions of the Fairfax Center plan under any development scenario.

The lower portion of Land Unit A, between Little Rocky Run and Route 29, is isolated from the rest of the land unit and is bisected by the proposed Centreville Farms Road. The preferred use of this property located west of Centreville Farms Road is open space with its residential density used in the remainder of the Land Unit or elsewhere in Centreville Farms. Residential development that is sufficiently buffered from Route 29 is the next preferred option. The preferred use of this property located east of Centreville Farms Road is residential that is sufficiently buffered from Route 29. Institutional uses such as childcare or housing for the elderly may be considered in the area east of Centreville Farms Road. The area east of Centreville Farms Road may also be considered for a funeral home. Consolidation of properties may be necessary to provide access for parcels fronting on Route 29 to be provided via Centreville Farms Road, not primarily from Route 29.

As the area redevelops, those homeowners residing in Land Unit F (the Summit Street area) should be protected from adverse development impacts. Given the planned density of 1-2 du/ac, and existing lot sizes of almost two acres, it is important that effective transitions occur between Land Unit F and the higher densities planned in Land Units A, B and J. Effective transitions should be achieved through the implementation of techniques such as buffers, barriers, tree preservation, open space dedication and/or construction of similar unit type (single-family detached), and restricted access onto Summit Street. A cul-de-sac with a turn-around circle should be provided on Summit Street to terminate in Land Unit B, as depicted on the Redevelopment Concept Plan. The Generalized Unit Location Map shows single-family detached residential units in Land Unit B abutting Land Unit F to the north and in Land Unit A to the east. To the south, single-family units are shown in Land Unit K, west of Newgate Road, and townhouses are shown in Land Unit J, to the east.

In both the Redevelopment Concept Plan and the Generalized Development Map, the dashed line for the new Centreville Farms Road indicates that the final alignment for the road has not been determined. In Land Unit A, the intent is to have single family detached residential use west of the road and townhouse development to the east, recognizing that the size and configuration of these subdivisions will be determined when the road alignment is established at time of rezoning.

Density and Land Consolidation at the Redevelopment Option Level

A major premise of the Redevelopment Option is to award density based upon land consolidation, the provision of land for needed public facilities and the provision of an adequate road network to serve the area. The density associated with the land to be dedicated for the transit facility (Land Unit I), a school (Land Unit H) and parkland (Land Unit C) has been shifted

to the other parts of the area which are shown for densities higher than 4 dwelling units per acre on the Redevelopment Concept Plan.

Achieving the Redevelopment Option is possible only with substantial land consolidation. It is desirable that at least 65 percent of the acreage within a land unit be consolidated for consideration at the Redevelopment Option level. At a minimum, 50 percent of the acreage in a land unit should be consolidated before a rezoning application can be considered at the Redevelopment Option level. Consolidation of less than 65 percent, in and of itself, will not preclude the applicant(s) from achieving the high end of the density range, as depicted on the Redevelopment Concept Plan, (Figure 13). These consolidation guidelines may be satisfied by one or more rezoning applications that are each independently significant which are coordinated, i.e., fully integrated in terms of design and access, and concurrently pursued with the County.

In addition to meeting land consolidation requirements, development at the Redevelopment Option level should provide for well-designed, efficient and integrated residential projects and for future development of any unconsolidated parcels or areas in a manner that conforms with the Plan at the Baseline Level. Such applications should not preclude other land units from consolidating and achieving densities shown in the Redevelopment Concept Plan. Accordingly, no application should be approved with a density which would prevent land units that are otherwise eligible for consideration at the Redevelopment Option level from having the opportunity to achieve a maximum density (exclusive of ADUs) consistent with the density range for the land unit and the overall maximum density for Centreville Farms.

The initial rezoning application and all concurrent, coordinated applications at the Redevelopment Option level should collectively provide for the dedication of land that is necessary to accommodate identified transit, school and active recreation needs for the area. Evaluation of a development application at the Redevelopment Option Level should be based upon conformance with the development criteria set forth in Appendix 9 of the Land Use section of the adopted Policy Plan. Development at the Redevelopment Option Level should also meet the following criteria:

1. Dedication of Tax Map 55-1 ((1)) 15, 16, and 18 (Land Unit I) in the southwest quadrant of Interstate 66 and Stringfellow Road for a transit facility and part of an interchange;
2. Dedication of an elementary school site of approximately 17 acres in Land Unit H;
3. Dedication of approximately 23 acres in addition to the existing 13-acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities;
4. The land in Land Units C, H and I should be dedicated to the County at the earliest possible time in order to facilitate the integrated design and the coordinated development of infrastructure.
5. Dedication of land in order to create a contiguous open space network and recreational amenity; and
6. Provision of a comprehensive pedestrian walkway system which links land units to one another and to public facilities and provides interconnections to adjacent residential communities.
7. Achievement of land consolidation according to the standards discussed above, with a minimum of 50 percent consolidation of the acreage in a land unit required, but 65 percent consolidation of the acreage in a land unit desired.

It is assumed that the initial rezoning at the Redevelopment Option level will involve one or more land units and will meet points 1 through 7; however, after the initial rezoning, subsequent rezoning applications at the Redevelopment Option level should achieve points 5, 6 and 7. Any lands associated with the application property that are referenced in any of these points should be provided at the time of rezoning.

Transportation

At the time of rezoning, applications above the Baseline Level should commit to provide transportation improvements necessary to mitigate development impacts as well as an appropriate contribution to the Centreville Road Fund. All applications should provide for the dedication of right-of-way necessary to accommodate road improvements and provide appropriate frontage and access-related improvements (see Figure 15).

The following transportation improvements should be undertaken with the Redevelopment Option for the Centreville Farms area:

Transit - Land should be dedicated in the southwest quadrant of I-66 and Stringfellow Road for transportation-related uses associated with planned improvements in the I-66 corridor, including provision of a rail station and ancillary facilities. This includes tax map 55-1 ((1)), parcels 15, 16, and 18, collectively comprising land unit I. Right-of-way should be provided for public road access to the facility from Stringfellow Road opposite Westbrook Drive, and from the internal road system.

Centreville Farms Road - Centreville Farms Road should be constructed as a four-lane divided facility from Route 29 in a northeasterly direction to Stringfellow Road, connecting at Route 29 opposite Union Mill Road. Pedestrian walkways should be provided on both sides of the roadway. If constructed in this manner, the cost of this improvement may be credited against the Centreville Farms Road Fund. The timing of construction should be determined to the satisfaction of the County when the initial application or concurrent applications are considered at the Redevelopment Option level.

Leland Road - At the time of development of adjacent land areas, Leland Road should be extended through Centreville Farms as a two-lane improved roadway. West of Arrowhead Park Drive (formerly Stringfellow Road), Leland Road should be realigned to eliminate the sharp curve in the existing road section.

Summit Street - The existing Summit Street should terminate in a cul-de-sac with a turn-around circle in Land Unit B.

Streetscape Plan - A streetscape design plan for Centreville Farms Road and Leland Road should be provided at the time of the initial rezoning application or concurrent applications and all subsequent applications should comply with that streetscape design. The streetscape design should include a coordinated plan for street trees, street furniture, entrance features, lighting, signage, as well as pedestrian walkways, where provided.

Pedestrian and Trail System - A comprehensive network of sidewalks and trails should be provided which links residential neighborhoods to each other and to public facilities, including Arrowhead Park, the elementary school, and future rail transit station. A plan for the network of sidewalks and trails should be provided at the time of initial rezoning application to become the guidance for pending and future rezoning applications in the Centreville Farms Area.

Timing and Provision of Transportation Improvements -- To ensure adequate access and roadway capacity to accommodate projected traffic levels, roadway improvements needed to support development should be provided in conjunction with development. Centreville Farms Road from Route 29 to Leland Road should be constructed early in the redevelopment process. Credit toward the Centreville Road Fund contribution may be awarded for Centreville Farms Road if constructed as a four-lane divided facility from Route 29 to Stringfellow Road, with pedestrian walkways on both sides, as well as implementation of the streetscape plan. The cost of this improvement, as credited against the Centreville Road Fund contribution, is viewed to be acceptable because the road will provide access from the greater Centreville community to the planned transit facility in Land Unit I and therefore may be considered an integral link to the transportation system for Centreville.

Parks

Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries. Remnants of Civil War fortifications should be preserved as deemed appropriate by the County.

Public Water

Public water exists in only a part of Centreville Farms. Private wells are not adequate. Public water must be provided with development. Its extension elsewhere within Centreville Farms through other mechanisms is encouraged.

Land Unit Chart

The Redevelopment Concept Plan depicts the general location and extent of the Land Units within the Centreville Farms Area. The following chart lists the density planned for each sub-unit at the baseline and optional levels:

LAND UNIT DENSITY CHART

Land Unit	Baseline (dwelling units per acre)	Redevelopment Option (dwelling units per acre)
A	1-2	4-5
B	1-2	5-8
C	Parkland	Parkland
D	1-2	3-4
E	1-2	1-2
F	1-2	1-2
G1	1-2	16-20
G2	1-2	8-12
H	School site	School site
I	Transit facility	Transit facility
J	1-2	4-5
K	1-2	4-5"

**PROPOSED FIGURE AND MAP CHANGES/ADDITIONS TO THE 1991 EDITION OF
THE AREA III PLAN, AS AMENDED THROUGH JUNE 26, 1995:**

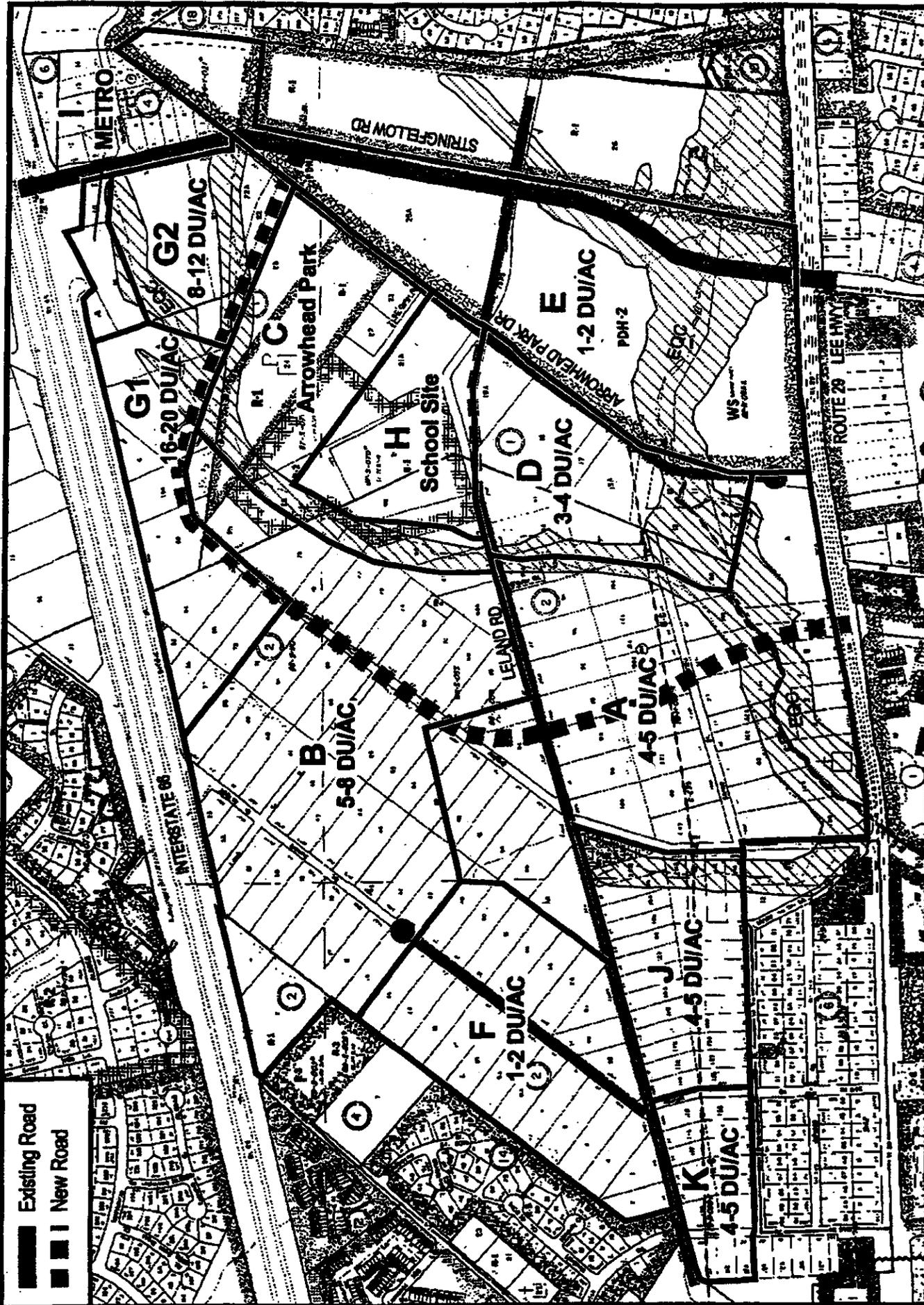
REPLACE: Page 47, Figure 13, *Redevelopment Concept Plan*, with a new figure (Attachment 1).

ADD: Add a new Figure 14, *Generalized Unit Location Map*, to the Centreville Farms Area Plan (Attachment 2).

REPLACE: Page 51, replace Figure 14 with a new figure and renumber as Figure 15, *Transportation Recommendations, Centreville Area* (Attachment 3).

REPLACE: Page 240, replace Figure 84, *Transportation Recommendations, Fairfax Center Area (Southwest)*, with a new figure (Attachment 4).

Staff Note: The Comprehensive Plan Map will not change. The Countywide Transportation Plan Map will be modified to reflect the changes that result from this amendment.



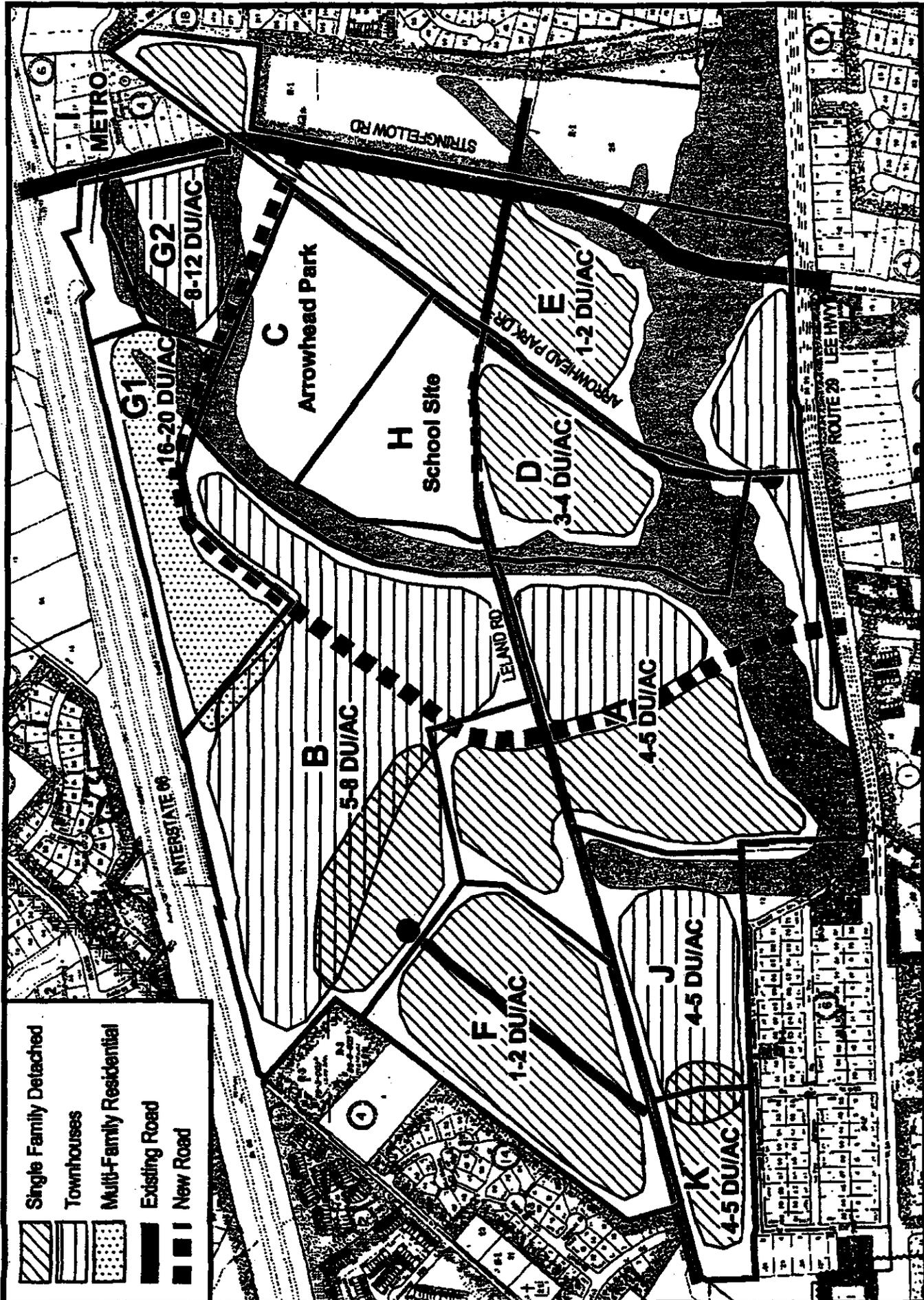
ITEM: S99-III-BR2
March 2, 2000

NEW FIGURE
13

REDEVELOPMENT CONCEPT PLAN



700 FEET



- Single Family Detached
- Townhouses
- Multi-Family Residential
- Existing Road
- New Road

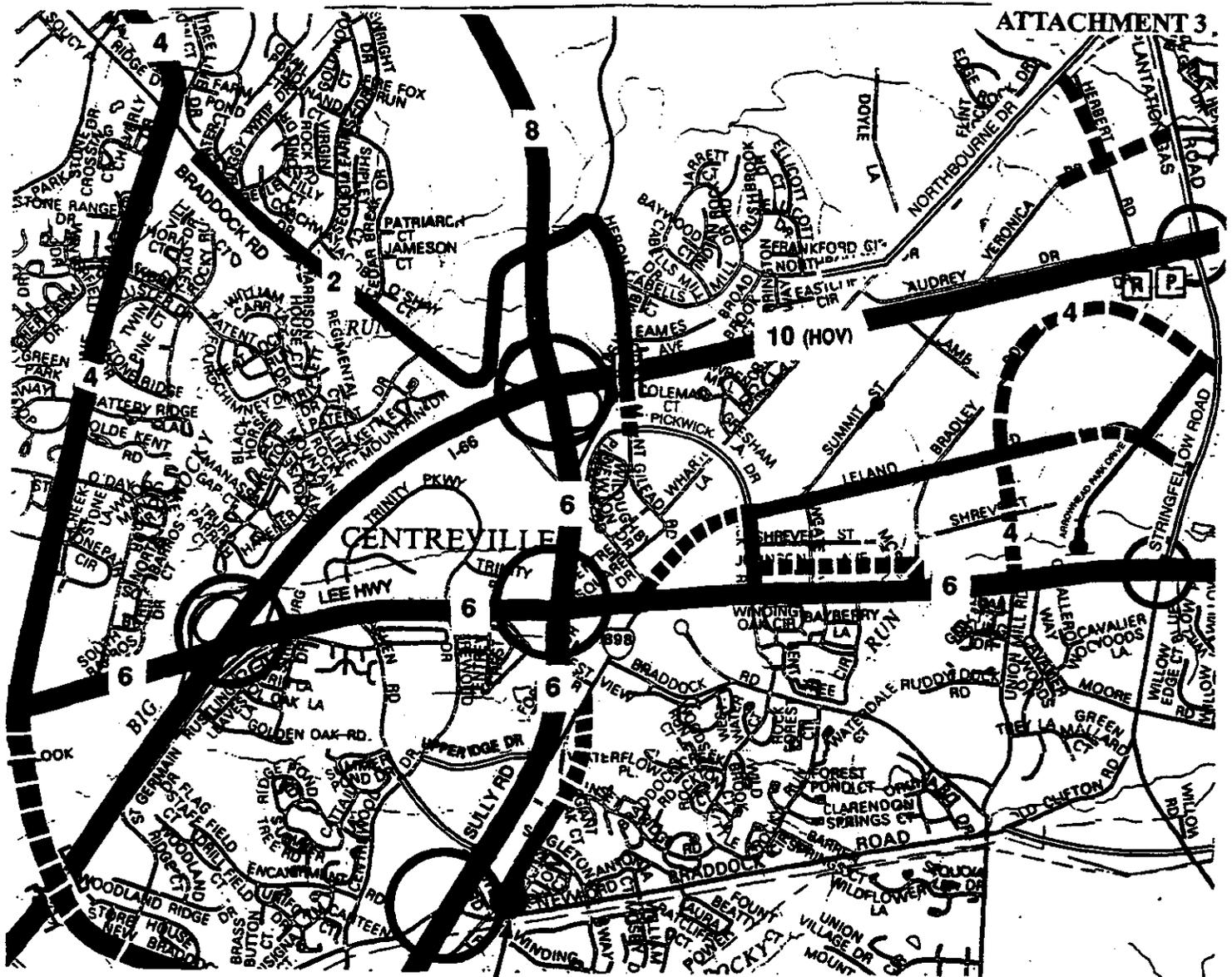
ITEM: S99-III-BR2
March 2, 2000

NEW FIGURE
14

GENERALIZED UNIT LOCATION MAP



700 FEET



**PROPOSED CUL-DE-SAC
AT THE SOUTH TERMINUS
OF OLD CENTREVILLE ROAD.**

TRANSPORTATION RECOMMENDATIONS LEGEND

● ROAD AND HIGHWAY FACILITIES

ARTERIAL COLLECTOR LOCAL

WIDEN OR IMPROVE EXISTING ROADWAY

CONSTRUCT ROADWAY ON NEW LOCATION

2 4 6 8
TOTAL NUMBER OF LANES, INCLUDING HOV LANES
(COLLECTOR/LOCAL CROSS SECTIONS TO BE
FINALIZED DURING PROCESS OF REVIEWING
PLANS FOR PROPOSED DEVELOPMENT.)

CONSTRUCT GRADE-SEPARATED INTERCHANGE
OR INTERCHANGE IMPROVEMENTS.

PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATIONS
SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN
OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR
STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS
SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE
PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

FORMERLY FIGURE 14 OF AREA III PLAN TEXT

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section, DOT

FILE: 3-4 (RZ 2000-SU-043)

SUBJECT: Transportation Impact Addendum

REFERENCE: RZ/CDP 2000-SU-043 and FDP 2000-SU-043; Winchester Homes Inc.
Companion Applications RZ 2000-SU-042 and RZ 2000-SU-029

DATE: January 25, 2001

The following additional comments reflect the analyses of the Department of Transportation. These comments are based on the development plans revised to January 12, 2001 and draft proffers last dated January 16, 2001. The applicant, with the most recent submissions, has addressed many of the transportation issues identified in the Department of Transportation's memorandum of January 12, 2001. The following issues are associated with the current submissions.

Remaining Development Plan Issues.

- o Access easement to Parcel 54-4 ((6)) 73. The development plan delineates an access easement from the proposed public street cul-de-sac, but does not accommodate the future extension of the public street to parcel 73.
- o Route 29 frontage improvements. The adopted Comprehensive Plan calls for the widening of Lee Highway to a six lane divided facility. The development plan does not reflect widening per the Plan, and draft proffer language as discussed below, does not adequately address the issue of frontage improvements.
- o Access to parcels located along Route 29 west of the proposed spine street. The area delineated on the development plan provides for an access easement, not a public street connection. The plan and proffers should reflect the option for a public street (not just an option for an easement) to serve these parcels, and accommodate a point of access at any location between the northeast property corner of parcel 55-3 ((1)) 4 and Lee Highway, less the area planned for the applicant's community monument sign. The exact location

and right-of-way/easement needs will be determined at such time as these properties develop/redevelop. This department can not support a waiver of the service drive requirement along this segment of Lee Highway until the access issue is resolved.

Draft Proffer Issues.

- o Draft proffer 4 includes language which indicates that the development can be revised "to relocate townhouse units and/or to construct additional single-family detached units...". Such a modification could result in unanticipated negative transportation impacts. The option should be addressed through an alternative development plan layout.
- o Draft proffer 6. Significant additional language has been added at the end of the prior draft proffer submission. The language appears to be consistent with Centreville Area Road Fund guidelines, but minor differences may cause confusion or precipitate the need for interpretations. As such, this additional language should be deleted.
- o Draft proffer 10.A.7. indicates that the cost of the bus shelter provided with draft proffer 10.A.6 shall be credited towards the Centreville Area Road Fund contribution. The shelter is specifically intended to enhance the quality of life for residences of the applicant's development. Credit towards the Road Fund contribution is not appropriate and not supported by this department.
- o Draft proffer 10.A.8 provides for the installation, if warranted, of a traffic signal at the intersection of Leland Road and the spine street. But caveats associated with the commitment could easily delay installation even of volumes, delays, or accident experience dictate the need for installation of the signal. The commitment should be revised so that, if warranted and approved by VDOT, the signal will be installed at such time as the installation thresholds are achieved, if achieved within one year subsequent to issuance of the final residential use permit.
- o Draft proffer 10.C.1 provides for dedication to 70 feet from centerline in the southeast area of the Lee Highway frontage. A few feet of additional dedication may be needed in order to shift the proposed trail away from the face of curb to enhance safety. The trail and curb location is not delineated on the subject site plan but is to transition to the trail and curb delineated on the RZ 2000-SU-029 development plan.
- o Draft proffer 10.C.2 states that the applicant shall not be required to construct or escrow the funds for constructing frontage improvements along the frontage of parcel 55-3 ((2)) 165. It is not appropriate for an applicant to proffer out of Ordinance requirements. The Ordinance requires the construction of a service drive the Lee Highway frontage, and the adopted Comprehensive Plan calls for the construction of a third westbound travel lane. The need for a service drive along this segment of frontage may become moot if access to

parcels 55-3 ((1)) 1 - 4 is adequately addressed as discussed above. As such this department would support a waiver of the service drive requirement along this segment of the site frontage, with resolution of access to parcels 1 - 4.

In addition, this department recognizes that the subject parcel has extensive wetland areas, and that utility relocation and construction and/or expansion of the existing bridge structure would likely be an extremely costly element of frontage construction.

Therefore, this department could support, in lieu of construction of the third travel lane, provision of an escrow which omits bridge structure, fill/grading, and utility relocation costs, but accounts for the costs of the additional 12-foot wide travel lane, and curb and gutter. Approval of these waivers, if granted, should be contingent upon the provision of all right-of-way and construction easements as may become necessary upon construction of the roadway by others.

- o Draft proffer 30 references the need for an interparcel connection to parcel 55-3 ((1)) 4 through parcel 55-3 ((1)) 5 discussed in the third bullet point in this memorandum. The proffer should be revised to reserve for dedication sufficient right-of-way for a public street connection to be provided at a location between the northeast corner of parcel 4 and the applicant's monument sign as discussed above.

AKR/CAA

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services
Katharine D. Ichter, Chief, Highway Operations Division, Department of Transportation
Andy Szakos, Chief, Transit Operations Division, Department of Transportation
Robert L Moore, Chief, Transportation Planning Division, DOT

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-SU-043)

SUBJECT: Transportation Impact

REFERENCE: RZ/CDP 2000-SU-043 and FDP 2000-SU-043; Winchester Homes Inc.
Traffic Zone: 1671
Land Identification Maps: See Attachment 1
Companion Applications RZ 2000-SU-042 and RZ 2000-SU-029

DATE: January 12, 2001

The following comments reflect the analyses of the Department of Transportation. These comments are based on the development plans revised to December 20, 2000 and draft proffers dated December 22, 2000.

Development Overview:

RZ 2000-SU-043: The subject application is one of three concurrent but separate rezoning applications in the Centreville Farms area of the county. The companion rezoning applications are RZ 2000-SU-029, filed by Pulte Home Corp., and RZ 2000-SU-042, which is also a Winchester Homes Inc. application. Many of the proposed transportation commitments are based on a joint agreement between Pulte Homes Corporation and Winchester Homes, Inc. The joint agreement is not included in the information submitted with the rezoning requests, but both applicants have offered to link the combined issuance of residential permits to completion of the phased roadway improvements.

The three applications include approximately 7.83 acres of existing rights-of-way which the applicants are seeking to have vacated. The three combined developments will generate approximately 12,235 vehicle trips per day. Based on roadway design standards established in the Public Facilities Manual, (PFM), volumes in excess of 5,501 vehicles per day call for access via a four lane divided roadway. The applicants are proposing to phase construction of a four lane divided spine street through the site (as also identified in the transportation element of the Comprehensive Plan) from Lee Highway to Stringfellow Road, but are requesting that

construction costs be credited against obligations to the Centreville Road Fund. The Comprehensive Plan states that such credit may be received if a four lane divided spine street is constructed between Lee Highway and Stringfellow Road. This credit is in addition to other creditable roadway improvements typical of the fund. The three applications will also provide individual frontage improvements to Leland Road and to portions of Arrowhead Park Drive. As part of the initial submissions, the applicants submitted a traffic impact study which was utilized by this Department in review of the applications.

FDP 2000-SU-043: The applicant is seeking to rezone approximately 58.09 acres of land from the R-1 to the PDH-4 zoning category, and to develop the site with 103 single family detached and 122 single family attached residences.

Transportation Issues:

Due to the extent of outstanding transportation issues, this department does not support approval of the application as presently submitted, but could support approval if the issues identified herein are adequately addressed.

In addition to the specific development plan or draft proffer issues discussed below, three major issues remain outstanding with the three applications. First, the applicants should commit to provide a traffic signal at the intersection of the spine street and Leland Road if warranted and approved by VDOT within 12 months of buildout of the site. Second, consistent proffer language is needed between the three applications to ensure that Leland Road is reconstructed in a timely manner between the proposed spine street and Arrowhead Park Drive. The third is the need for a commitment for the widening/reconstruction of Leland Road between the proposed spine street and Arrowhead Park Drive prior to the issuance of the 400th residential use permit if the spine street access into the site is initially constructed from the south, (via Lee Highway).

Development Plan Issues. The following issues are associated the proposed development plan.

1. Provision of frontage improvements along the frontage of parcel 55-3 ((2)) 100. Between the three applications, a contiguous grouping of parcels fronting on Leland road have been consolidated, except for parcel 100. Frontage improvements are delineated for parcel 100, but a note indicates construction by others. In order to ensure a safe, unified and continuous roadway section along Leland road, the applicant should commit to provide frontage improvements across the frontage of parcel 100.
2. Improved pedestrian access. A sidewalk and trails plan is provided on Sheet 8 of 15. Additional sidewalks are delineated on Sheet 2 of 15. The applicant should commit to provide all sidewalks shown on either sheet. In addition, sidewalks should be included adjacent to each side of the two entrances to the single family attached residential neighborhood.

3. Improved entrance widths. The widths of the private street entrances into the town home community are delineated as 24 feet in width. In order to improve site access, the entrances should be widened to provide 30-foot wide entrances to at least the first split into internal travel aisles.
4. Access easement to Parcel 54-4 ((6)) 73. The applicant is proposing to vacate Bradley Road between Lee Highway and Leland Road. This department concurs with the concept of vacating the roadway, but notes that the only public street access to parcel 73 will be across a significant flood plan area. Therefore, the applicant should provide for either the extension of the cul-de-sac to parcel 73, or for an access easement to parcel 73 from the end of the proposed cul-de-sac located adjacent to proposed lots 78 and 79, as deemed appropriate by DPW&ES at time of subdivision/site plan review.
5. Route 29 frontage improvements. The adopted Comprehensive Plan calls for the widening of Lee Highway to a six lane divided facility. The development plan does not reflect widening per the Plan, or provide for an accurate transition from the Route 29 turn lane and frontage improvements proffered with RZ 2000-SU-029. The applicant should commit to address these frontage concerns at time of site plan/subdivision plan review. The applicant should also commit to escrow funds for the segment of Route 29 frontage immediately adjacent to the western boundary of the property.
6. Reduction of parking. Development plan note 17 indicates that the number of parking spaces may be adjusted based on the actual number of units constructed. Adequate resident parking is a significant concern since approximately one-half of residences will be accessed via 24-foot wide private streets, with few local public streets to accommodate occasional on-street overflow parking. As such, the note should be modified to indicate that the number of parking spaces may only be reduced if a fewer number of units is constructed, and then reduced in the same ratio as the unit reduction.
7. Removal of the Bradley Road pavement. If Bradley Road is vacated/abandoned as indicated on the development plan, the applicant should commit to remove and scarify the existing pavement and roadbed, and to revegetate the area.
8. Access to parcels located along Route 29 west of the proposed spine street. The proposed development surrounds parcels 55-3((2)) 1-4 which front on Route 29. A wide flood plain and environmental quality corridor separate these parcels from the buildable land of the subject rezoning application. In order to ensure that consolidated access may be provided to these parcels, this applicant and the applicant for RZ 2000-SU-029 should either provide right-of-way for a service drive west of the proposed spine street (located on property consolidated with RZ 2000-SU-029), or commit to provide right-of-way as needed for a public street connection between parcel 4 and the spine street at a location north of Lee Highway, the location to be determined at such time at that parcel develops/redevelops.

Draft Proffer Issues. The following issues are associated with the draft proffers.

1. Proffer 10.B. provides for the improvement of Leland Road from Arrowhead Park Drive to the western terminus of the road improvements associated with the pond. First note that: these improvements are off-site from the subject rezoning site; related proffer language is not an element of the proffers offered with RZ 2000-SU-029; and the draft proffers with the subject application limit the residential use permit thresholds for RZ 2000-SU-029. Second, the improvements should extend to the eastern boundary of RZ 2000-SU-029 Land Bay 3 along the north side of Leland Road and to the eastern boundary of the subject application. Without modification of the limits of construction, a 100 to 200-foot link between the two segments could remain unimproved for an indefinite period of time. This department can not support approval of the applications until the proffer commitments are clarified, included in the commitments of the concurrent application, and the possible missing link issue adequately addressed.
2. Draft proffer 5, first sentence wording should be amended to add the words "design and"...construction of a traffic signal.
3. Proffer 5.B. indicates that an eastbound left turn lane onto the northbound spine road will be provided "subject to the availability of adequate right-of-way." It is imperative that the turn lane be provided concurrent with construction of the spine road.
4. Proffer 11 indicates that acceptance of proffered public street improvements by VDOT into the VDOT system for roadway maintenance and operations will be *diligently pursued* by the applicant prior to bond release. This department can not support approval of the application unless the language is revised to indicate that all proposed public streets will be *accepted* prior to bond release.

Additional Issues.

1. Provision of a bus shelter. Since the site will be somewhat distant from the proposed transit facility, the applicant should commit to provide one bus shelter at a location to be determined by the county Department of Transportation.
2. Private Streets. Note that the applicant has requested a waiver of the maximum length for private streets. Since the applicant has committed to notify home purchasers that maintenance of the private street will be the responsibility of the home owners, this department would not object to approval of the waiver request.
3. Route 29 Service Drive Waiver. The applicant has also requested a waiver of the service drive requirement along Lee Highway. As noted above, parcels 55-3 ((2)) 1 - 4 west of the spine street have *not* been consolidated. This department can not support approval of a service drive waiver for frontage along this segment of the site unless the issue of access to these parcels is satisfactorily addressed.

Trip Generation.

Attachment 2 provides a trip generation summary for the three proposed developments. Traffic generated by the three applications is within the range expected with redevelopment of the Centreville Farms area as permitted with the recent amendment to the adopted Comprehensive Plan.

AKR/CAA

Attachments: a/s

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services
Katharine D. Ichter, Chief, Highway Operations Division, Department of Transportation
Andy Szakos, Chief, Transit Operations Division, Department of Transportation
Robert L Moore, Chief, Transportation Planning Division, DOT

**TABLE 1
Trip Generation**

The following summary provides a comparison of the estimated traffic generation associated with each of the three concurrent applications for residential development. Trip rates associated with lands dedicated for public uses are not included herein, but will be identified to the extent possible with the subsequent applications.

<u>Use</u>	<u>Vehicles Per Day/Peak Hour</u>
RZ 2000-SU-029:	
147 Single Family Detached Residences	1,475 vpd/150 vph ^{1a}
408 Single Family Attached Residences	3,424 vpd/265 vph ²
400 Multi-Family Residences	<u>2,530 vpd/235 vph^{1b}</u>
Totals:	7,430 vpd/650 vph
RZ 2000-SU-042:	
47 Single Family Detached Residences	515 vpd/ 50 vph ^{1a}
262 Single Family Attached Residences	<u>2,200 vpd/170 vph²</u>
Totals:	2,715 vpd/220 vph
RZ 2000-SU-043:	
103 Single Family Detached Residences	1,065 vpd/110 vph ^{1a}
408 Single Family Attached Residences	<u>1,025 vpd/ 80 vph²</u>
Totals:	2,090 vpd/190 vph
 Trip Totals For All Three Applications:	 12,235 vpd/1060 vph

¹ These trip generation estimates are based on data from Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997, and utilize the following:

a Average rates per residence for single family detached residences, (ITE LUC 210).

b Rates per residence for multi-family residences, (ITE LUC 220).

² These trip generation estimates are based on data developed by the Office of Transportation for town house development within Fairfax County, 1996, and are based on the rates per residence.



JAN 2 2001

COMMONWEALTH of VIRGINIA ZONING EVALUATION DIVISION

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

CHARLES D. NOTTINGHAM
COMMISSIONER

December 22, 2000

Ms. Barbara A. Byron
Director of Zoning Evaluation
Office of Comprehensive Planning
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

Re: RZ 2000-SU-029; RZ 2000-SU-042 (North); RZ 2000-SU-043 (South)
Centreville Farms, Faircrest
Tax Map Parcels 54 and 55 (various), and
Centreville Farms Traffic Impact Assessment

Dear Ms. Byron:

With reference to the above applications that propose construction of approximately 225 dwelling units on 58 acres (North) and 258 dwelling units on 47 acres (South), this office has reviewed the Conceptual Development Plan, the Draft Proffered Conditions of December 8, and the related traffic impact study. Comments on these applications are provided below, and address the rezoning applications and traffic impact analysis independently. We support the approval of the referenced applications subject to the following:

I. RZ 2000-SU-029; RZ 2000-SU-042 (North); RZ 2000-SU-043 (South)

1. Sufficient right-of-way should be provided along Interstate 66 to facilitate construction of a future HOV ramp and terminals including ancillary grading and construction easements and appropriate noise walls where needed. It should be understood that the presence of a potential connection from the proposed HOV ramp to Stringfellow Road will require that sufficient studies, documentation, and approvals from other agencies such as the USDOT for Interchange Modification Requests (IMR's) may be required to permit this connection, and that these recommendations imply no approval nor acceptance of said connection to Stringfellow Road.
2. Proffer #9, submitted in conjunction with RZ 2000-SU-029, should be amended to state that credit towards the Centreville Area Road Fund will be given for transportation improvements made to the Centreville area, rather than for on-site improvements associated with the construction of the spine road or other aspects of the referenced rezoning applications.
3. Leland Road should be constructed as a 4-lane undivided roadway with a 52-foot curb-to-curb typical section. Page 4 of the proffers submitted in conjunction with RZ 2000-SU-029 (item #3) suggest the

construction of a half section of Centreville Farms Road. The VDOT will not assume maintenance of such a section unless full compliance with the VDOT Subdivision Street Requirements, 24 VAC 30-90-140 is achieved. Entrances along Stringfellow, Centreville Farms and Leland Roads should be shown at locations where future median crossover spacing could be achieved.

4. The applicant should proffer for the timely warranting, design, installation and operational timing (including corridor offsets) for traffic signals at Route 29/Centreville Farms and Union Mill Roads, including the provision of dual left turn lanes from Route 29 (WB) to Union Mill Road (SB), sufficient through lanes and right-of-way on Route 29 conforming to the recommendations of the Comprehensive Plan and Route 29 Corridor Study, and similarly for signals at Centreville Farms and Leland Roads, and Centreville Farms and Stringfellow Roads including dual left turn lanes from Centreville Farms Road (EB) to Stringfellow Road (NB). Some left turn lanes are not shown on Centreville Farms Road at the crossovers. Proffer language should be revised to substitute "VDOT and Fairfax County" for "VDOT."
5. Given the presence of existing traffic conditions on Route 29 which are currently saturated in Am, Pm and other hours of the day, it should be recognized that this project may increase saturated auto conditions and that TDM, pedestrian and transit strategies should be examined and implemented where feasible to maximize usage of all modes, and that the proffered contribution to the "Centreville Area Road Fund" is sufficient to be reflective of the support for such strategies.
6. Other proffers as previously agreed appear acceptable.

II. Traffic Impact Analysis

1. We recommend acceptance of the September 29 traffic study for this site subject with the recognition that traffic distributions used in the analysis have sufficient variability to generate revised minimum time path volume redistributions at such time as Centreville Farms Road is connected to Stringfellow Road, and that these redistributions are expected to permit proposed dual left turn lanes to operate satisfactorily and within proposed storage lengths.

Should you have any questions, please feel free to call me at (703) 383-2058.

Sincerely,



A.R. Kaub, P.E.
Transportation Engineer Senior

ARK/rc

cc: Ms. D.A. Purvis
Ms. I. von Kutzleben
Ms. S.N. Shaw
Mr. R.H. McDonald
Ms. Angela Rodeheaver
Mr. J. Cromwell

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: ENVIRONMENTAL ASSESSMENT: RZ-2000-SU-043
Winchester South at Centreville Farms

DATE: 11 January 2001

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated December 20, 2000 and commitments made in proffers dated December 22, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

1. **Environmental Quality Corridors** (Objective 9, pp. 91 - 93, The Policy Plan)

"It is desirable to conserve a portion of the County's land in a condition that is as close to a pre-development state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

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 non-point source water pollution, and/or, microclimate 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 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty-foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

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."

2. **Chesapeake Bay Ordinance** (Objective 3, p. 87, The Policy Plan)

"Protect the Potomac Estuary and the Chesapeake Bay from avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Ordinance."

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

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

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

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

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

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

5. **Trails** (Objective 4, p. 59, The Policy Plan)

"Fairfax County should provide a comprehensive network of trails and sidewalks as an integral element of the overall transportation network.

Policy a: Plan for Pedestrian, bicycle, and bridle path/hiking trail system components in accordance with the Countywide Trails Plan. . ."

6. **Energy Conservation** (Objective 13, p. 94, The Policy Plan)

“Maintain and enhance the efficient use of natural resources . . .

. . . policy b. Encourage energy conservation through the provision of measures which support non-motorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail, and multifamily residential uses.”

7. **Problem Soil Areas** (Objective 6, p. 90, The Policy Plan)

“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

8. **Light Pollution** (Objective 5, p. 89, The Policy Plan)

“Minimize light emissions to those necessary and consistent with general safety.

Policy a: Recognize the nuisance aspects of unfocused light emissions.”

ENVIRONMENTAL ANALYSIS:

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

1. **Environmental Quality Corridors**

Issue: This property drains to Little Rocky Run along the southern boundary of the site via several unnamed tributaries. There is EQC associated with Little Rocky Run and the unnamed tributary where the regional SWM pond is proposed. The Development Plan shows the appropriate EQC delineation for Little Rocky Run.

Suggested Solution: There should be no clearing and grading within the EQC except for essential road crossings, trunk utility lines, and trails.

2. **Chesapeake Bay Ordinance**

Issue: There is RPA located along Little Rocky Run in the southern portion of the site. The Development Plan shows that the RPA will be disturbed for the embankment of the proposed Regional SWM pond and for a proposed road crossing.

Suggested Solution: The regional SWM pond should be designed to minimize impacts to the RPA. Upon completion, the pond should be planted with trees and other plantings in accordance with the County's Public Facilities Manual (PFM).

3. **Water Quality**

Issue: This site is in the Occoquan Watershed and the Water Supply Protection Overlay District (WSPOD). The County's Stormwater Management Plan shows a planned Regional Pond for this site. The Development Plan shows a proposed dry regional detention pond near the eastern boundary of this site.

A significant portion of this site does not drain to the regional SWM pond to the east. The County's Regional Stormwater Management Plan shows a second regional SWM pond to be located south of this site. The portion of this site that drains in the direction will be served by a temporary SWM pond in the vicinity of lots 65 – 70 until such time as the offsite Regional pond is built.

The wetlands on this site provide natural filtering of runoff, greatly improving water quality. The wetland areas should be preserved wherever possible.

Suggested Solution: A future regional SWM pond is planned to the south of this site. The applicant has proffered to provide the necessary SWM until the Regional facility is built.

At the time of site development, the applicant should demonstrate that they have contacted the Corps of Engineers to ensure compliance with Section 404 of the Clean Water Act for any proposed filling of wetlands.

4. **Tree Preservation**

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. The Development Plan shows proposed tree save almost exclusively within the area of the RPA. There are additional possibilities for tree preservation and restoration along the perimeter of the property and in the regional SWM pond.

Suggested Solution: Trees should be saved adjacent to the EQC in all Land Bays, along the perimeter of site, and near the regional stormwater management pond.

Native trees should be replanted in and around the proposed SWM pond in accordance with the standards of the PFM. The applicant's proffers indicate that the area surrounding the Regional Pond will be replanted. The proffer should also state that the basin of the pond itself will be planted with native species of trees as permitted by DPWES.

The applicant should provide a tree survey for existing trees greater than 12" in diameter located within 50 feet of the boundary of the site in order to help identify trees worthy of preservation. The Urban Forester should review the tree survey to provide recommendations for tree save areas. Tree preservation areas (including an appropriate surrounding buffer area such as the dripline of the trees to be saved) should be clearly identified on the site plan. The Urban Forester should also be consulted during site development to make recommendations for preservation of individual trees.

5. Trails

Issue: The Countywide Trails Plan shows a trail along Route 29.

Suggested Solution: The Development Plan shows a trail along Route 29. The Director of DPWES will determine the requirement for, and the appropriate design of the trail at site plan.

6. Energy Conservation

Issue: The Plan calls for energy conservation. Some ways that energy conservation can be accomplished are by providing sufficient insulation and encouraging non-motorized transportation.

Suggested Solution: The applicant has proffered to meet the thermal guidelines of the Virginia Power Energy Saver Program.

The Development Plan includes a comprehensive trails plan for the site. However, the applicant indicates that they will be responsible for "onsite trails only." The main backbone of the proposed trail system is the stream valley trail. This trail will be on Park Authority and School Board property and may be considered "offsite" by the applicant. Staff believes that the trail system is lacking if the stream valley trail system is not constructed. Staff recommends that the applicant commit to providing the stream valley trail (or at a minimum at least the segments that back onto their Land Bays, cross the stream, and surround the SWM pond).

7. **Problem Soil Areas**

Issue: There are unstable soils onsite due to shrink-swell clay layers in the soil as well as areas of fill. These soils can cause problems for building foundations, roads and other improvements.

Suggested Solution: At the time of site development, the applicant should submit geotechnical studies to address potential soil problems.

8. **Light Pollution**

Issue: It is unclear from a review of the development plan the location and types of outdoor lighting that are proposed for this site. Staff does not object to any particular style of lighting fixture as long as the design is appropriate and the lighting does not cause light pollution.

Suggested Solution: All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. The applicant has proffered to provide full cut-off lighting for common and public areas only. Staff questions why the proffer does not specify full cut-off lighting for all uses on the site. The applicant should clarify where they envision the need for lighting that is not full cut-off.

Cc: Denise James, Planning Division,
Hugh Whitehead, Urban Forestry,
Paul Shirey, DPWES

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Leslie Johnson, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: January 23, 2001

FROM: Hugh C. Whitehead, Urban Forester II *HCW*
Urban Forestry Division, OSDS

SUBJECT: Centreville Farms, RZ/FDP 2000-SU-042 & 043

RE: Your request received January 22, 2001

This review is based on the Conceptual/Final Development Plans stamped as received by the Zoning Evaluation Division of the Department of Planning and Zoning on January 16, 2000, and draft proffers dated January 16, 2001 (Centreville Farms South) and January 18, 2001 (Centreville Farms North). Site visits were conducted by Urban Forestry Division staff on September 6, October 11, and December 1, 2000.

1. **Comment:** Proposed tree preservation is limited, almost exclusively, to the areas of the site within the EQC.

Recommendation: Explore opportunities for tree preservation in areas of the property where existing upland hardwoods are located. Areas with potential for additional tree preservation include the following:

- a. The transitional screening area between the single-family attached and the single-family detached development areas
- b. The open space common to boundary lines of proposed lots 25-34
- c. Areas along the northern boundary between the proposed noise wall and the proposed buildings, including the open space area shown northeast of the proposed SWM pond

Include these areas in tree surveys to be conducted as part of proffer 14.A.

2. **Comment:** Recommended language for the proffer entitled "Landscape and Design Amenities," from my previous memorandum dated November 1, 2000, was not incorporated into the current draft proffers dated January 13, 2001. The recommended language pertaining to species diversity within sections and phases is adequately addresses in the Public Facilities Manual (PFM 12-0403.8C(4)). The paragraph in the PFM regarding planting for energy conservation (PFM 12-0403.8A(2)h) states only that the "landscape designer is *encouraged* to consider the placement of trees and

shrubs in a configuration that promotes energy conservation in residences and buildings.”

Recommendation: Include in proffer #5 – “Landscape and Design Amenities” language similar to the following: “An effort shall be made to locate proposed trees and shrubs in a configuration and in locations that promotes energy conservation in residences and buildings.”

3. **Comment:** Draft proffer #15 states that “In order to restore a natural appearance to the proposed stormwater management pond, a landscape plan shall be submitted... showing extensive landscaping in appropriate planting areas surrounding the Pond, in keeping with the planting policies of DPWES.”

Recommendation: Revise draft proffer #15 to read similar to the following:
“In order to restore a natural appearance to the proposed stormwater management pond, a landscape plan shall be submitted as part of the first submission of the site plan and/or subdivision plan for this pond, showing extensive ~~landscaping~~ replacement planting in appropriate planting areas within and surrounding the pond, in keeping with the planting policies of DPWES. This replacement planting shall use a variety of native tree species and be designed for low maintenance. The minimum requirements for the sizes and quantity of replacement trees for the pond shall be as specified in the Public Facilities Manual (PFM 12-0403.7C).”

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

HCW/
UFDID #01-1291

cc: Denise James, Land Use Planner, E&DRB, Planning Division, DPZ
Irish Grandfield, Environmental Planner, E&DRB, Planning Division, DPZ
RA file
DPZ file

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: December 6, 2000

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2000-SU-043
Tax Map No. SEVERAL PROPERTIES ON 55-3

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

1. The application property is located in the LITTLE ROCKY RUN (S-1) Watershed. It would be sewered into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 18 inch line located in AN EASEMENT and ON the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application + Previous 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	_____	_____	_____	_____	_____	_____
Submain	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Main/Trunk	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Interceptor	_____	_____	_____	_____	_____	_____
Outfall	_____	_____	_____	_____	_____	_____

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

August 30, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

AUG 30 2000

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

ZONING EVALUATION DIVISION

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-SU-043 and Final Development Plan FDP 2000-SU-043.

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #17, Centreville.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is 1 1/10 of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE - P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTOR

February 18, 2000

TELEPHONE
(703) 289-6325

FACSIMILE
(703) 289-6382

Mr. David B. Marshall, Assistant Director
Fairfax County Department of Planning & Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507

Re: Centreville Farms Concept II
Request for Revised Water Analysis

Dear Mr. Marshall:

We have completed our evaluation of the revised development densities for Centreville Farms and offer the following:

- | | | |
|---|--------------------|----------|
| • Baseline Option -
(820 dwelling units) | Average Day Demand | 0.23 MGD |
| | Maximum Day Demand | 0.36 |
| | Peak Hour Demand | 0.58 |
| • Redevelopment Option -
(1640 dwelling units) | Average Day Demand | 0.45 MGD |
| | Maximum Day Demand | 0.72 |
| | Peak Hour Demand | 1.15 |
| • Maximum Option -
(1850 dwelling units) | Average Day Demand | 0.51 MGD |
| | Maximum Day Demand | 0.81 |
| | Peak Hour Demand | 1.30 |
- Existing water supply facilities, along with requisite on-site system improvements, are capable of supporting any of the projected development density levels.
 - At least one water main crossing of Route 66 will be required to support the proposed Centreville Farms development, irrespective of the final development density level.
 - A 24-foot wide water main easement will be required along Old Stringfellow Road between Route 66 and Route 29 to accommodate future Authority needs.

Request for Revised Water Analysis
February 18, 2000
Page 2

Despite the additional demands required by higher land use densities, water supply should not be considered an impediment to the referenced development. Existing infrastructure, coupled with an equitable means of providing necessary system improvements, allow the Authority to respond to increases in planned land use density without having to compromise service to our existing customers. If you have any questions or require additional information please call me at 289-6316.

Sincerely,



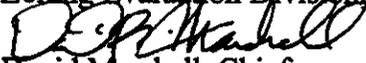
William R. Kirkpatrick, Jr., P.E.
Chief Planning Engineer

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Leslie Johnson
RZ/SE Evaluation Branch
Zoning Evaluation Division, DPZ

DATE: January 30, 2001

FROM: 
David Marshall, Chief
Facilities Planning Branch
Planning Division, DPZ

SUBJECT: Centreville Farms: Fairfax County Water Authority Proffer

It is my understanding that a new 24-inch water main extension will be required by the Fairfax County Water Authority to support development in and around Centreville Farms. The purpose of this memorandum is to provide clarification on the 2232 Review requirements for such a water main extension.

According to the Water Facilities Agreement between the Board of Supervisors and the Fairfax County Water Authority, any water main extension over 16-inches in diameter is subject to review under the County's 2232 Review process. However, Va. Code Section 15.2-2232(D) provides certain circumstances under which a public facility or use, such as a water main extension, may be deemed a feature already shown on the Comprehensive Plan and exempted from the requirement for submittal to and approval by the Planning Commission or Board of Supervisors. Under these Code provisions, such exemption is allowed if the Board of Supervisors has approved the public use through the acceptance of a proffer and the public use is identified within, but is not the entire subject of, a site plan or final development plan. Therefore, should a proffer be provided for the Centreville Farms water main extension and the water main extension is ultimately shown on a site plan or final development plan, the Water Authority will not be required in the future to submit for a 2232 Review determination.

If you have any questions or require additional information, please contact me at extension 41261.

cc: Fred Selden, Director, Planning Division

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: December 20, 2000

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Winchester Homes Inc.

Application Number: RZFDP2000-SU-043

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

Date Received in SWPD: 8/28/00

Date Due Back to DPZ: 9/20/00

Site Information: Location - 055-3-02-00-0094 and
 055-3 and 054-4 see application
 Area of Site - 58 acres
 Rezone from - R-1 to PDH-4
 Watershed/Segment - Little Rocky / Centreville

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): **Regional Stormwater Management Ponds R-16 and R-161 are located adjacent to the site.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

Application Name/Number: Winchester Homes Inc. / RZFDP2000-SU-043

******* 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): Applicant should construct the regional pond as indicated on the development plan; however applicant should maximize tree save areas outside the BMP storage area and replace cleared areas with wetlands vegetation, indigenous tree plantings an/or wildflower areas. A sediment forebay should also be incorporated into the design. The pond should be constructed within a parcel that is dedicated to the BOS

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) [Signature]
RS [Signature]

SRS/rzfdp2000su043

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

Date: 12/21/00

Case # RZ-00-SU-043

Map: 55-3
Acreage: 40.94

PU 4190

Rezoning
From :R-1 To: PDH-4TO: County Zoning Evaluation Branch (OCP)
FROM: FCPS Facilities Planning (246-3609)
SUBJECT: Schools Impact Analysis, Rezoning Application

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

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

School Name and Number	Grade Level	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Greenbriar West 2255	K-6	708	817	863	-155	986	-278
Rocky Run 2251	7-8	975	1362	1493	-518	1555	-580
Chantilly 2250	9-12	2275	2490	2362	-87	2738	-463

- 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	48	X.4	19	SF	40	X.4	16	3	19
7-8	SF	48	X.069	3	SF	40	X.069	3	0	3
9-12	SF	48	X.159	8	SF	40	X.159	7	1	8

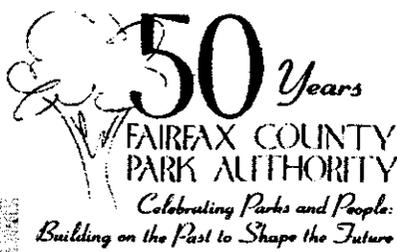
Source: Capital Improvement Program, FY 2001-2005, Facilities Planning Services Office

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

Comments

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

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



1950

2000

12055 Government Center Parkway ❖ Suite 927

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

MEMORANDUM

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

December 29, 2000

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

KHL for LST

SUBJECT: RZ/FDP 2000-SU-043
Centreville Farms - South
Loc: 54-4((2)) 94-97, 149-154, 154-A, 155-162, 162-A, 163-165

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

1. Dedication of approximately 16 acres of the Little Rocky Run EQC to the Fairfax County Park Authority for passive recreational purposes. Approximately 10 acres will be stream valley area and approximately 6 acres will contain a regional stormwater management pond maintained by DPWES.
2. Proffer #16.B.2 should be revised to include the Park Authority as an approval authority in conjunction with DPWES. The land on which the pond will be built should be dedicated in fee simple to the Park Authority, with necessary easements for access and maintenance by DPWES.
3. Proffer #16.B.4 should be revised to include the Park Authority for review and approval of the pond landscaping plan.
4. Based on Zoning Ordinance Sections 6-110 and Section 16-404, the proportional cost to develop outdoor recreational facilities for the population attracted to this new Planned Development Housing (PDH) site is estimated to be \$214,875 based on the 225 dwelling units proposed for this site.
5. There is minor stream bank erosion and channel degradation, within the EQC, to be dedicated. Eroded areas need to be stabilized prior to dedication to the Park Authority. The proffers should reference this condition and proposed correction.



6. Request that the developer proffer to provide deed language, for the lots adjoining the stream valley, acknowledging that owners will not encroach onto park property.
7. The limits of clearing and grading should be moved further away from the EQC limits, in order to adequately protect the stream, as well as the trees that serve as stream buffers. Proffers 13, 14, and 15, should include the Fairfax County Park Authority for consultation and approval of the final limits of clearing and grading, tree preservation, and EQC protection areas.
8. The trail proposed within the stream valley area, as shown on sheet 8 labeled “Recreational Amenities and Trails Plan” meets the Park Authority objectives. The plan and proffers should reference that the applicant will construct a 6-foot wide asphalt trail. A note should be added to sheet 8 , which states that the “asphalt trail and stream crossings will be constructed in accordance with PFM specifications. The exact location of the trail and stream crossings will be field coordinated with the Fairfax County Park Authority Trail Coordinator.”
9. It is recommended that sheet **8** show additional passive recreational amenities located within the stream valley area for dedication to the Park Authority. Suggestions include birdhouses, wildlife habitat viewing stations, or nature exhibits.
10. The applicant should proffer to make adjustments to the plan to accommodate any significant findings of the Phase I archeological study outlined in Proffer #25.

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



MEMORANDUM

DATE: September 6, 2000

TO: Barbara A. Byron, director
Zoning Evaluation Division - DPZ

FM: Mike Johnson, Archeologist 
County Archeological Services - RMD/FCPA

RE: RZ/FDP 2000-SU-043 (Centreville Farms South)

I conducted an archival search and preliminary field reconnaissance of subject application. The property contains one previously recorded archeological site, 55-3 #H1/P9 (44FX1800) and two newly discovered sites, 55-3 #P7 and 55-3 #P8 (see attached map). With regard to these archeological resources, I recommend the following conservation actions:

Site 55-3 #H1/P9 (44FX1800) - This site was initially recorded with the Virginia Department of Historic Resources as the Bradley Road Civil War Camp. Recordation was based on detailed information provided by a member of the Northern Virginia Relic Hunters Association. The site is reported to have been occupied, probably by New York troops, most likely cavalry. It is well known to the relic hunter community. It is also thought to have been heavily collected but has a moderate to high potential for buried features.

My reconnaissance identified an additional prehistoric American Indian component at the southern end of the site, adjacent to Little Rocky Run. This component is of an undetermined age.

Civil War camps are particularly important in the Centreville area where they are disappearing at an alarming rate. This problem is compounded by the fact that they are difficult to locate archeologically, since most have been heavily impacted by relic hunting. We are very fortunate the details about this site were made available by a member of the relic hunting community. However, as a result of the County's weak Civil War site inventory, the County has no systematically analyzed Civil War camps in Centreville.

RECOMMENDATION - I recommend that this site be subjected to a tight interval transect interval sample (20-30 foot interval with one-foot square STP samples). This should be followed by an appropriate method designed to locate buried features. Such a method should involve extensive plowzone removal in artifact concentration areas or areas of likely Civil War activity. Any archeological features, which might be located, should be systematically recovered.

The prehistoric American Indian component is in what appears to be a disturbed context and, therefore, is important for record purposes only. The above method of recovery on the Civil War component should suffice to recover appropriate information about the prehistoric component.

The entire archeological site should be monitored during initial clearing and grading to permit recovery of any additional information uncovered during earthmoving.

Sites 55-3 #P7 and P8 - These sites produced moderate collections of stone artifacts including tool-like artifacts of rhyolite, an imported stone. The preliminary reconnaissance only superficially examined the sites. As a result, their age, function, size, integrity and significance were not determined. The sites do have the potential for yielding important information about the little known prehistory of the Centreville area.

RECOMMENDATION - Both sites should be subjected to tight interval transect interval samples (10-20foot intervals with one-foot square shovel test samples) followed by 3-5, 5x5-foot excavation squares selectively placed in areas of each site. Placement of the excavation squares should be based on the transect interval sample results: both soil and artifact factors taking precedence.

Both sites should be monitored during initial clearing and grading to permit recovery of any additional information uncovered by earthmoving.

Please let me know if you have any questions or need additional information (703-237-4881).

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

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

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

16-102 Design Standards

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

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

FAIRFAX COUNTY ZONING ORDINANCE

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DUI/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		