



FAIR AX COUNTY

RZ APPLICATION FILED: September 20, 2000
APPLICATION AMENDED: February 1, 2001
FINAL DEVELOPMENT PLAN FILED: February 1, 2001
PLANNING COMMISSION: April 18, 2001
BOARD OF SUPERVISORS: Not scheduled

V I R G I N I A

April 4, 2001

STAFF REPORT

APPLICATION RZ/FDP 2000-SU-050

SULLY DISTRICT

APPLICANT: The Ryland Group

PRESENT ZONING: R-1 and WS

REQUESTED ZONING: PDH-2 and WS

PARCEL(S): 56-1 ((1)) 42, 43; 56-2 ((1)) 68

ACREAGE: 18.00 acres

DENSITY: 2.00 du/ac

OPEN SPACE: 35 percent

PLAN MAP: Fairfax Center Area, Land Unit U, Sub-Unit U2

- Subunit U2 range: Baseline (Residential, 1.0 du/ac) to Overlay (Residential, 2.0 du/ac)

PROPOSAL: To develop 36 single-family detached units

WAIVERS: None

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-SU-050 subject to the execution of draft proffers consistent with those contained in Appendix 1.

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

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

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



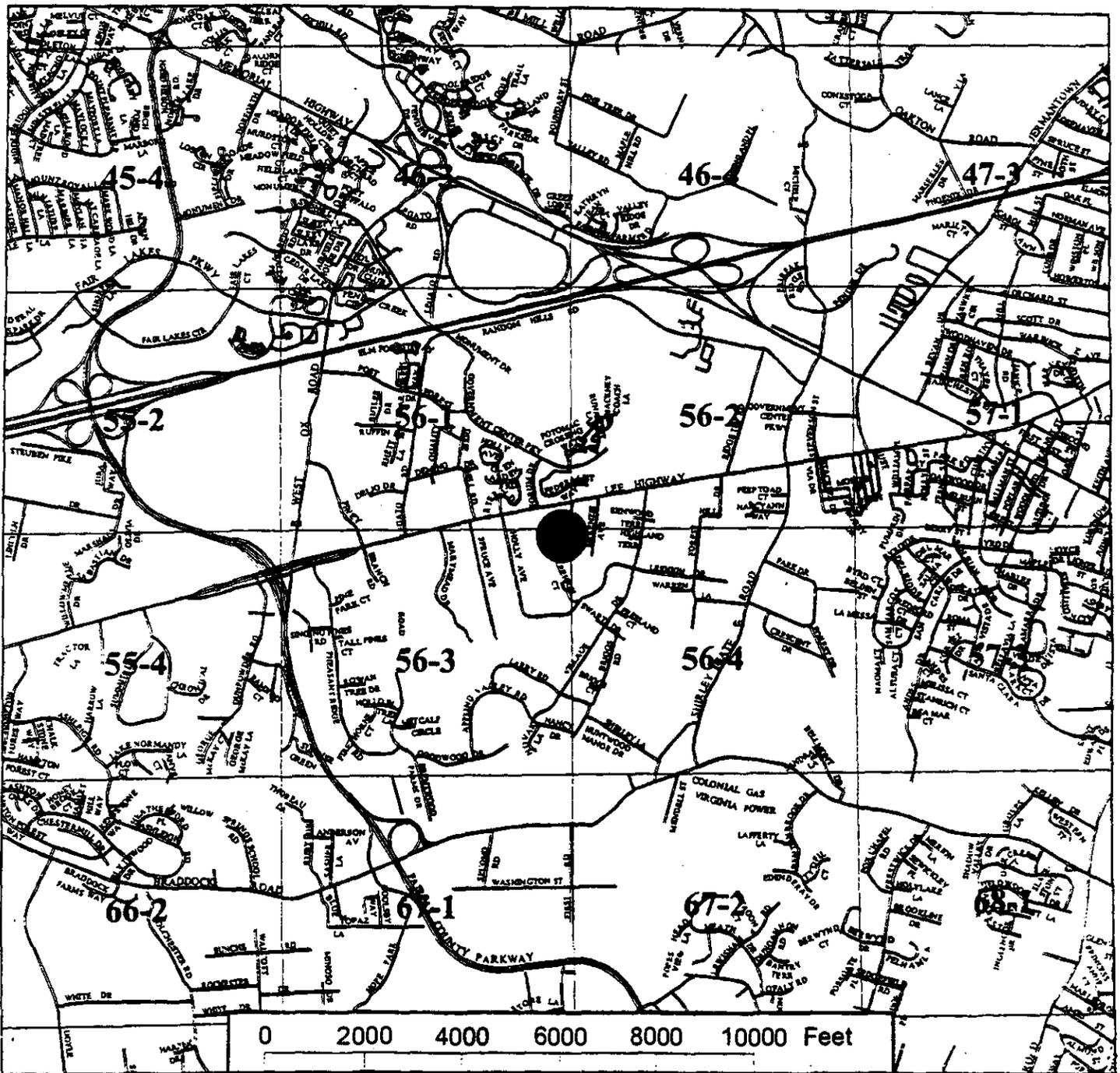
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

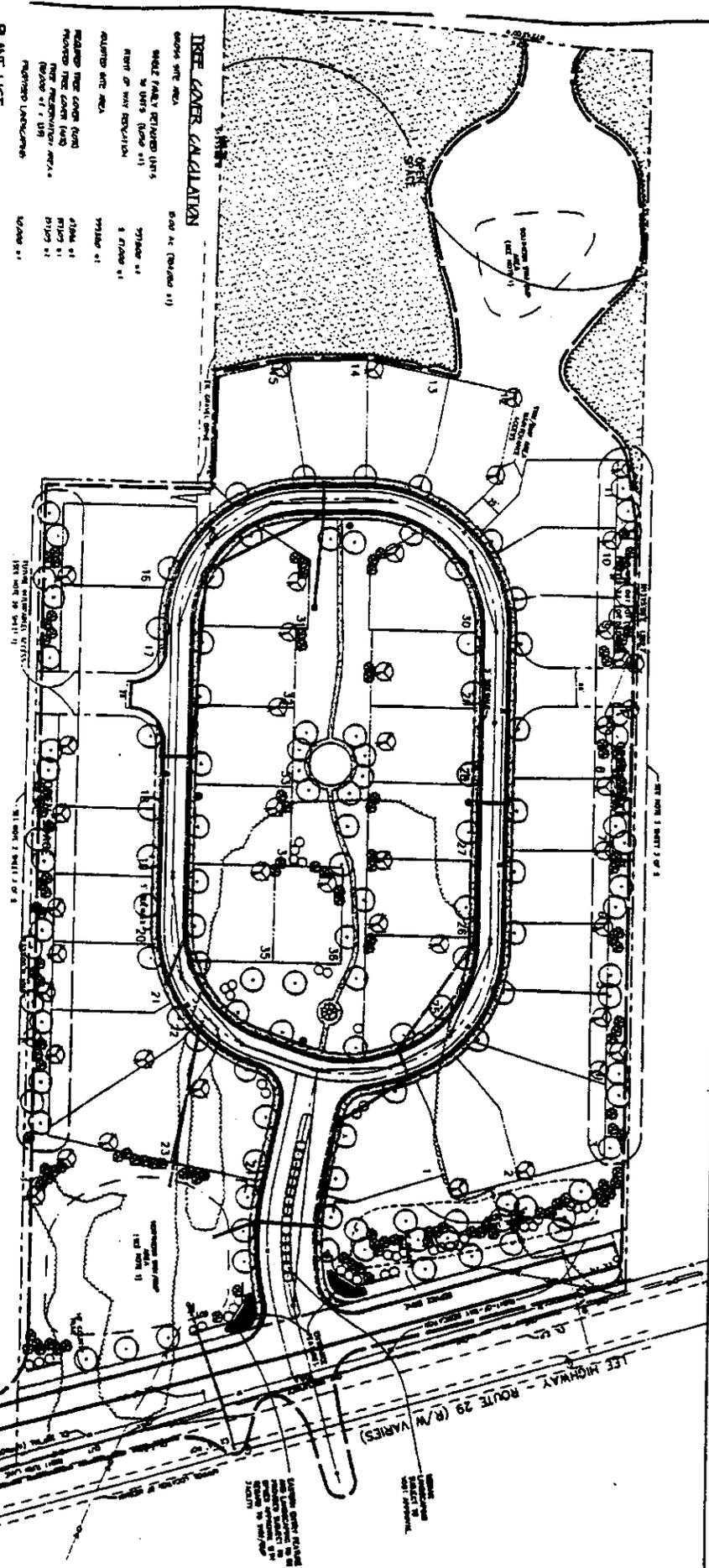
**REZONING APPLICATION /
RZ 2000-SU-050**

**FINAL DEVELOPMENT PLAN
FDP 2000-SU-050**

FILED 09/20/00
 AMENDED 02-01-01
 THE RYLAND GROUP
 TO REZONE: 18.00 ACRES OF LAND; DISTRICT - SULLY
 PROPOSED: REZONE FROM THE R-1 TO THE PDM-2 DISTRICT
 LOCATED: SOUTH SIDE OF LEE HIGHWAY APPROX. 1,000
 FT. EAST OF HOLLY AVENUE
 ZONING: R-1
 TD: PDM-2
 OVERLAY DISTRICT(S): WS
 MAP REF 056-1- /01/ /0042- .0043-
 056-2- /01/ /0068-

FILED 02/01/01
 THE RYLAND GROUP
 FINAL DEVELOPMENT PLAN
 PROPOSED: RESIDENTIAL
 APPROX. 18.00 ACRES OF LAND; DISTRICT - SUL
 LOCATED: SOUTH SIDE OF LEE HIGHWAY APPROX. 1,000
 FT. EAST OF HOLLY AVENUE
 ZONING: PDM-2
 OVERLAY DISTRICT(S): WS
 MAP REF 056-1- /01/ /0042- .0043-
 056-2- /01/ /0068-





TREE COVER CALCULATION

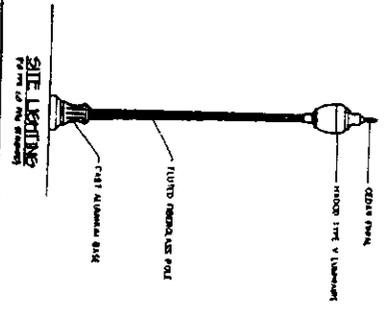
GROUPS ARE AREA	21000 sq ft (21000)
SINGLE FAMILY RESIDENTIAL UNIT	21000 sq ft (21000)
FRONT OF LOT RESERVATION	21000 sq ft (21000)
LANDSCAPE AREA	21000 sq ft (21000)
REMAINING TREE COVER FROM	21000 sq ft (21000)
FRONT OF LOT RESERVATION AREA	21000 sq ft (21000)
REMAINING TREE COVER	21000 sq ft (21000)
REMAINING LANDSCAPE	21000 sq ft (21000)

PLANT LIST

GROUPS ARE AREA	21000 sq ft (21000)
SINGLE FAMILY RESIDENTIAL UNIT	21000 sq ft (21000)
FRONT OF LOT RESERVATION	21000 sq ft (21000)
LANDSCAPE AREA	21000 sq ft (21000)
REMAINING TREE COVER FROM	21000 sq ft (21000)
FRONT OF LOT RESERVATION AREA	21000 sq ft (21000)
REMAINING TREE COVER	21000 sq ft (21000)
REMAINING LANDSCAPE	21000 sq ft (21000)

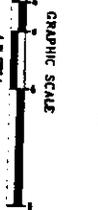
NOTES

1. LANDSCAPE PLAN IS CONSIDERED AS AN ADVICE TO THE ARCHITECTURE AND NOT A CONTRACT DOCUMENT. THE ARCHITECTURE AND ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE PLAN AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE PLAN AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE PLAN.



LANDSCAPING LEGEND

- PLANTING SPECIES TREE
- PLANTING SPECIES SHRUB
- PLANTING SPECIES BUSH
- PLANTING SPECIES PALM
- PLANTING SPECIES TROPICAL
- PLANTING SPECIES DECIDUOUS
- PLANTING SPECIES EVERGREEN
- PLANTING SPECIES CONIFER
- PLANTING SPECIES SUCCTULAN
- PLANTING SPECIES CACTUS
- PLANTING SPECIES ORNAMENTAL
- PLANTING SPECIES WATER
- PLANTING SPECIES ROCK
- PLANTING SPECIES SAND
- PLANTING SPECIES CLAY
- PLANTING SPECIES SILT
- PLANTING SPECIES LOESS
- PLANTING SPECIES ALLUVIUM
- PLANTING SPECIES COLLUVIUM
- PLANTING SPECIES RESIDUAL
- PLANTING SPECIES TRANSPORTED
- PLANTING SPECIES ANTHROPOGENIC
- PLANTING SPECIES COSMOPOLITAN
- PLANTING SPECIES PALEOINDIAN
- PLANTING SPECIES PREHISTORIC
- PLANTING SPECIES HISTORIC
- PLANTING SPECIES MODERN
- PLANTING SPECIES FUTURE
- PLANTING SPECIES UNKNOWN



LANDSCAPE PLAN
ROBERTSON FARM
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

DATE: 10/15/01
SCALE: 1/8" = 1'-0"
PROJECT: 3 of 5

BOWMAN CONSULTING GROUP

10000 WOODBURN DRIVE
FAIRFAX, VA 22033
TEL: (703) 441-1100
WWW.BOWMANCG.COM

PROJECT: ROBERTSON FARM
DATE: 10/15/01
SCALE: 1/8" = 1'-0"
PROJECT: 3 of 5

2081 - MEADOWS/SLT LOAM
 2082 - FARMY SLT LOAM, UNDEVELOPED PHASE
 5582 - CLINTIC SLT LOAM, UNDEVELOPED PHASE
 5583 - CLINTIC SLT LOAM, ROLLING PHASE

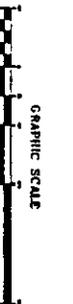
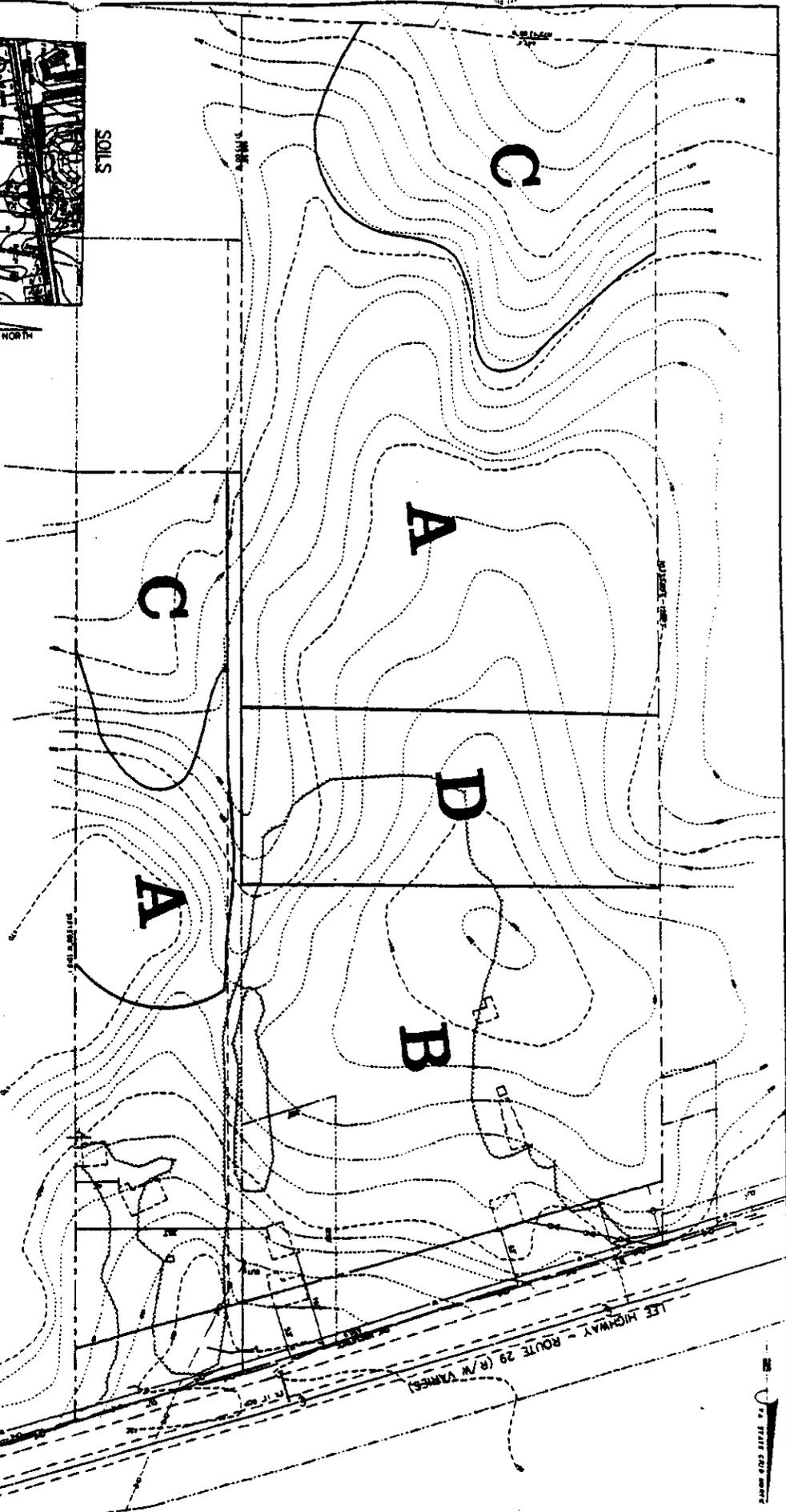


SOILS



EXISTING VEGETATION LEGEND

COVER TYPE	PRIMARY SPECIES	UNDERSTORY SPECIES	STRUCTURAL SLAB	CONDITION	AREA (AC)
A OAK AND FOREST	Quercus sp. (various), Liriodendron tulipifera, Liquidambar styraciflua, Magnolia sp.	Spicebush, Blackberry, Dogwood, Red maple, Yellow birch, etc.	Shrub	Good	0.117
B DEVELOPED	Open fields, pastures, etc.	Grass, clover, etc.	None	Fair	2.044
C FOREST	Various tree species	Various understory species	Shrub	Good	1.004
D OLD FIELD	Open fields, pastures, etc.	Grass, clover, etc.	None	Fair	1.001



EXISTING VEGETATION MAP
 ROBERTSON FARM

SULLY DISTRICT FARRAX COUNTY, VIRGINIA

BOWMAN
CONSULTING
GROUP



DATE: 11/11/01
 SCALE: 1" = 100'
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]



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

DESCRIPTION OF THE APPLICATION

- Applicant:** The Ryland Group
- Location/Address:** South side of Lee Highway (Route 29), approximately 1,000 feet east of its intersection with Holly Avenue (Rt. 808)
- Proposal:** To rezone 18.00 acres from the R-1 District and Water Supply Protection Overlay District (WS) to the PDH-2 District and WS to permit development of a subdivision of 36 single-family detached homes at a density of 2.00 dwelling units per acre.
- Appendices 1–3 contain the applicant's draft proffers, affidavit, and statement of justification, respectively.

LOCATION AND CHARACTER

Site Description:

The 18.00-acre development site is located on the south side of Lee Highway, between Forum Drive and McKenzie Avenue. Three parcels comprise the site, all with frontage on Lee Highway. The site is in a rapidly developing sector of the Fairfax Center Area that is intended to buffer the high-density, mixed-use character of the core from low-density, peripheral properties to the south. Much of the site falls within the Popes Head Creek watershed, and a portion is subject to the provisions of the Water Supply Protection Overlay District.

Unconsolidated parcels abut this site to the south, east, and west. This rezoning does not preclude development on these parcels, although development of the abutting southern and western parcels will be affected. The two parcels to the south will have to use the public streets planned for this development; the parcel to the west has only a narrow frontage along Lee Highway. Access to Lee Highway will eventually be through a one-way service drive with entrances at Forum and Village Drives.

Two of the parcels contain occupied residential units. The third parcel is vacant. A 15-foot outlet road traverses the site from north to south, providing access to

two residences to the south of site. Upland and bottomland forests cover more than half of the site, primarily the southern portion, with the area nearest Lee Highway either developed with homes or covered with "old field" growth.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	(Across Route 29) Residential (Government Center Apartments), Fairfax County Government Center	PDC	Fairfax Center Area, Land Unit P1, Fairfax County Government Center, mixed-use development
South	Residential, Single-Family Detached; Park	R-1	Fairfax Center Area, Land Unit U2, Residential, 2 du/ac at overlay level
East	Commercial (vacant); Residential, Single-Family Detached	C-8, R-1	Fairfax Center Area, Land Unit U1/U2, Office and 2 du/ac at overlay level
West	Commercial (antique shop) Residential, Single-Family Detached	R-1, C-8	Fairfax Center Area, Land Unit T, Residential, 2 du/ac at overlay level

BACKGROUND

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

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

- Plan Area:** III
- Planning District:** Fairfax Center Area
- Planning Sector:** Sub-Unit U2
- Plan Map:** Fairfax Center

The site is located within Sub-unit U2 of the Fairfax Center Area and is planned for residential development at 2.0 du/ac at the overlay level.

Plan Text:

On pages 296 and 297 of the 1991 edition of the Area III Plan, as amended through June 26, 1995, in the RECOMMENDATIONS, Land Use section, the Comprehensive Plan states:

Sub-unit U2

"This sub-unit is planned for residential use at 2 dwelling units per acre at the overlay level. Adequate buffering should be provided for those parcels fronting on Route 29.

Existing spot commercially zoned parcels along Route 29 should not be expanded or intensified. Redevelopment to uses which are more compatible to the adjacent planned residential areas should be encouraged."

LAND USE SUMMARY—LAND UNIT U				
Sub-unit	Levels of Development	Recommended Land Use	Measure of Intensity or Density	
			F.A.R.	Units per Acre
U2	Baseline	Residential	--	1.0
	Intermediate	Residential	--	1.5
	Overlay	Residential	--	2.0

ANALYSIS

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

Title of CDP/FDP: Robertson Farm

Prepared By: Bowman Consulting Group

Original and Revision Dates: January 19, 2001 as revised through April 5, 2001

Description of CDP/FDP:

Conceptual/Final Development Plan for Robertson Farm	
Sheet Number	Description of Sheet
1 of 5	Cover Sheet; Development Plan Notes; Vicinity Map; Sheet Index
2 of 5	Conceptual/Final Development Plan (36 lots); Site Tabulations; Notes; Legend
3 of 5	Landscape Plan; Tree Cover Calculation; Landscaping Legend; Site Lighting (detail)
4 of 5	Existing Vegetation Map (EVM); Existing Vegetation Legend; Soils
5 of 5	Site Amenities; Community Framework and Landscape Elements; Representative Entry Monumentation, Garden Structure, Entry Landscape Elements, Style and Materials

Site Location, Major Features, and Layout

Sheets Two and Three of the Conceptual/Final Development Plan (CDP/FDP) depict the layout of the proposed development. The plan includes the following major elements:

- Thirty-six (36) lots for single-family dwelling units, with an average lot size of 8,000 square feet at an overall density of 2.0 dwelling units per acre.
- A public street serves the lots. The street provides access to Lee Highway at the northernmost point of the oval that serves all of the lots.
- Service drives along Lee Highway and interparcel access to the east are shown.
- Two potential stormwater facilities, one adjacent to Lee Highway right-of-way, the other in the southern portion of the site, located in the Water Supply Protection Overlay District.
- 35 percent of site dedicated as open space.
- Interparcel access provided to the east (dedicated ROW and stub constructed), to the west (dedicated ROW), and to the south (vacation of outlet road proposed, ingress/egress easement established).

The primary internal street serves all of the lots. Twenty-four (24) units are arrayed along the perimeter of the site, with the remaining twelve (12) in an interior land area formed by the oval street pattern. The units are spaced closely together, but with proportionately more extensive rear yards. A description of the community design and several representative building styles are included on Sheet 5.

Access and Parking

The site is located on the south side of Lee Highway. The application proposes the dedication of sufficient right-of-way along Lee Highway to accommodate the construction of the entire roadway proposed in the Route 29 Feasibility Study.

An intersection with Forum Drive close to the western edge of the site limits direct entry to the site from Lee Highway. Accordingly, the application proposes the construction of a service drive along Lee Highway, with access to the service drive and the development through a connection to be constructed on the adjacent parcel to the east. An existing median break at that point on Lee Highway gives both eastbound and westbound traffic an opportunity to enter the site.

Residents will enter the development through a divided private street that intersects the service drive at the midpoint of the northern lot line. The street will be flanked by an entry sign and landscaped buffers. The entry street intersects with the internal street across from a small park, at the entrance to the central greenway.

An interparcel connector provides access to unconsolidated parcels to the east. If development occurs on these adjacent parcels, this roadway will eventually connect through that site to a development further to the east, providing additional access to the service drive. A 44-foot wide outlot on the western perimeter of the site is reserved for possible public street dedication for an interparcel access to the adjacent parcel.

An outlet road traversing the site from north to south is proposed for vacation. The homes it now serves are planned to reach Lee Highway through a shorter ingress/egress easement connected to the public street in the development.

All public streets proposed will have 5-foot sidewalks along both sides. The sidewalks connect with a proposed 10-foot trail along the south side of the service drive on both sides of the development entrance. A landscaped trail will run through the central greenway, providing access to the recreation features located in that park.

The application meets the minimum parking requirement of two spaces per single-family detached dwelling. Additional space for parking can be found along the public street.

Open Space and Landscaping

Open space comprises approximately 6.3 acres, or 35 percent of the site. The open space is provided in part as transitional buffers along the Lee Highway frontage and along the western and eastern perimeters. In addition, the

application proposes a large area of undisturbed open space in the southern portion of the site.

The central greenway will be a focus of the development. This greenway will connect seating areas, a tot lot, and a garden structure located in an open space parcel inside the central block and to the rear of the units.

The application depicts landscaping along the service drive in the area of the berm and the northern stormwater feature. In Note 2 of Sheet 2 of the CDP/FDP, the Applicant indicates that an entry road median will be constructed if approved by VDOT. Sheet 3 depicts the landscaping of the median, and Proffer 4c commits to this feature subject to approval by VDOT. Sheet 3 also shows landscaping in the eastern and western buffers, to be provided (per Note 2) only if the applicant is unable to preserve the existing trees in the open space area. Lots are depicted with tree plantings to the front and rear.

Stormwater Management

Two Stormwater Management/Best Management Practice facilities are included in the plan because the site includes portions of two watersheds. The southern portion of the site is within the Popes Head Creek watershed. The Applicant includes a note that he will seek a waiver for the southern stormwater pond, with the intention of meeting all requirements through the large pond on the northern edge of the site. If the waiver is granted by the Department of Public Works and Environmental Services, the area indicated for the southern pond would remain undisturbed.

Transportation Analysis (Appendix 5)

All transportation issues are considered resolved, subject to the proposed proffers.

Issue: Vacation of Holiday Lane

Holiday Lane, a 15-foot outlet road, extends from Route 29 across Parcel 56-2 ((1)) 68, providing access to that lot as well as two parcels not included in this application. The CDP/FDP depicts the vacation of Holiday Lane and the access it provided being replaced by an ingress/egress easement. This easement would extend from the northern edge of Parcel 28 (Tax Map 56-3 ((1)) 28) to an intersection with the internal street at its nearest point.

The applicant must demonstrate that owners of the parcels served by the proposed ingress/egress easement support the vacation and realignment of their access. The CDP/FDP indicates that the easement will extend across portions of the dedicated open space as well as Lot 16. Staff believes it is inappropriate to create an easement condition on any lots created through this development.

Resolution:

The applicant has submitted documentation showing ownership of Holiday Lane, and is proposing to pursue the vacation of the outlet road at the appropriate time during the subdivision plan review process. In Proffer 2(d), the applicant has indicated he will arrange for the vacation of Holiday Lane either through private agreement with the two parcel owners served by the easement or through judicial order.

Although the Applicant has not yet received consent from the owners of the two parcels served by the outlet road to the modification of their access, Proffer 2d commits to a satisfactory resolution. The Applicant has proffered that prior to subdivision plat approval, documentation shall be provided that Holiday Lane will be vacated in favor of access via the public street system. If vacation is not accomplished, the Applicant will apply for a Proffered Condition/Final Development Plan Amendment, which may result in the loss of lots. The Applicant has also realigned the easement so it does not cross any newly created lots. The easement has been placed in open space adjacent to Lot 16. With these proffers and changes to the CDP/FDP, staff considers these issues resolved.

Issue: Dedication of right-of-way along Route 29 (Lee Highway).

The Route 29 Feasibility Study calls for the eventual construction of Route 29 as a six-lane divided roadway with service drives along both sides and with access limited to intersections at Village and Forum Drives. Final design plans have not been completed for the divided section. Dedication of right-of-way sufficient to allow for the expansion of Route 29 (120 feet from centerline) was requested from the applicant.

Resolution:

The applicant has proffered to dedicate in fee simple the right-of-way as depicted on the CDP/FDP for the widening of Route 29. The CDP/FDP depicts a proposed dedication varying between 115 and 120 feet. The applicant noted that the centerline of Route 29 varies somewhat and that a field survey by the development engineer established the appropriate dedications to conform to the Feasibility Study. The applicant submitted additional documentation to support the field survey, and the issue is considered resolved.

Issue: Route 29 improvements.

The Route 29 Feasibility Study depicts a third eastbound travel lane along the entire northern frontage of the site. The ultimate section of Route 29 will be depressed with one-way service roads paralleling the main section to provide

access to adjacent parcels that, at that time, will have right-in/right-out access only. Until the ultimate section is constructed, the applicant should construct a third eastbound lane along Route 29.

Resolution:

The CDP/FDP depicts a proposed right-turn lane into the development from eastbound Route 29. In addition, the CDP/FDP depicts the extension of the third lane across a portion of the frontage of the parcel adjacent to the east. This will serve as a right-turn in lane for the proposed entrance to the service drive. The Applicant has proffered to construct a right-turn lane with taper, subject to VDOT minimum requirements. This issue is considered resolved.

Issue: Service drive along Route 29.

The Route 29 Feasibility Study calls for a one way service drive along the entire southern edge of Route 29 where it abuts the site. The site's location along Route 29 is too close to the intersection of that road with Forum Drive to permit direct access into the site. The applicant was informed that access to the site could only be provided through extension of the service drive to the west (to create a four-way intersection with Forum Drive) or to the east (to access an existing median break on Route 29).

Resolution:

The CDP/FDP depicts a service drive extending from near the western edge of the property and across the fronts of the subject site and the adjacent parcel 56-2 ((1)) 67. In Proffer 2 (b), the Applicant commits to the construction of the service drive to facilitate access to Lee Highway and to the existing median break.

The CDP/FDP also depicts a connection between the service drive and Route 29 approximately 300 feet beyond the eastern boundary of the site. A note on the plan indicates that this proposed entrance is to align with the existing median break on Route 29. This issue is considered sufficiently addressed.

Issue: Interparcel access to the east and the west.

Undeveloped parcels to the east and west have limited access to Route 29. Staff believes that this application should address, preferably by providing a stub street for interparcel access to the east and dedicating land area for potential access to the west.

To the east, unconsolidated parcels have access to Route 29 through McKenzie Avenue, a 20' ingress/egress easement. No plans exist to create a public street along McKenzie Avenue. The eventual configuration of Route 29 will eliminate

direct access from these sites onto the highway. Interparcel access from the subject site to these adjacent parcels will allow for future development.

To the west, a single parcel abuts the subject site. This parcel has direct access to Route 29, although access is limited because the site is directly across from an intersection with Forum Drive. Although a service drive is called for across the Route 29 frontage of the parcel, interparcel access to the proposed development would improve the opportunity for redevelopment of the property.

Resolution:

The applicant has proposed on the CDP/FDP to dedicate a portion of the site for interparcel access to the east. At the request of staff, the applicant met with the applicant of a concurrent rezoning for parcels further to the east to discuss joint access issues. The proposed interparcel access is currently depicted between Lots 16 and 17 as "future interparcel access." The results of this collaboration are displayed in Attachment 1.

With the April 5, 2001, FDP submission, the applicant now also depicts a 44-foot wide outlot designated for use as an interparcel connection to the west in the event that the connection is needed. The draft proffers in Appendix 1 further describe this connection. The proffers indicate that if the connection is deemed unnecessary, the outlot will be deeded to the HOA. Alternatively, if the outlot is needed for access, the Applicant shall dedicate the outlot to the Board of Supervisors for public street access. Staff believes this issue has been addressed.

Issue: Fairfax Center Road Fund

The applicant was asked to contribute to the Fairfax Center Road Fund per the Fund guidelines. The cost of constructing the Route 29 frontage improvements in excess of VDOT minimum requirements for a right-turn lane is creditable towards the contribution, although the service drive is not creditable.

Resolution:

The Applicant has proffered to contribute to the Fairfax Center Road Fund, as appropriate for the number of units associated with this development.

Environmental and Urban Forestry Analyses (Appendix 6)

Issue: Transportation-generated noise

This site is exposed to highway noise from Route 29. A preliminary highway noise analysis for the site indicates noise levels above 65 dBA Ldn extend approximately 370 feet from the centerline of Route 29 onto this site. The

CDP/FDP shows that a noise level between 65 and 70 dBA Ldn will affect Lots 1-5 and 22-25.

The applicant should commit to the use of appropriate building materials for noise mitigation and demonstrate that noise will effectively be mitigated on-site. Interior noise should not exceed 45 dBA Ldn. The applicant needs to provide a noise barrier to ensure that exterior noise levels are reduced to 65 dBA Ldn.

Resolution:

The applicant has proffered to acoustically modify dwelling units exposed to 65 dBA Ldn or more through several measures in order to achieve an interior noise level of 45 dBA Ldn. The measures proffered address both the interior and exterior sound level issues. The applicant has reserved the right to have a refined acoustical analysis performed, subject to DPWES approval, to establish noise levels, impact area, and alternative measures to mitigate noise impact on the site. This issue has been addressed.

Issue: Water quality

The site has potential for contamination of soil and water from several areas that have been used for outdoor storage and/or disposal. There were several abandoned petroleum tanks and 55-gallon drums in the center of the site. There may be buried home heating oil tanks associated with the existing and former houses on this site as well. All of these areas need to be cleaned up and appropriately remediated to ensure that there will not be long term negative impacts to surface or ground water.

There are several individual water wells on-site. All individual wells on-site should be appropriately abandoned in accordance with Health Department standards to protect the ground water from potential future contamination.

Resolution:

The applicant has conducted a Phase I investigation of the property, and has submitted the results to the Department of Planning and Zoning. The investigation did not reveal a need for a Phase II study. These results will be submitted to DPWES for review and approval in coordination with other reviewing agencies. This issue has been addressed.

Issue: Tree Preservation

The Policy Plan calls for protecting and restoring some tree cover during development. As requested by staff, the CDP/FDP now shows an area of proposed tree save in the southern portion of the site near the proposed SWM pond. Additional tree preservation may be possible along the property lines.

Resolution:

The applicant has proffered tree preservation and the limits of clearing and grading as depicted on the CDP/FDP. The Applicant has committed to the involvement, review, and approval of plans by the Urban Forestry Division.

Land Use Analysis (Appendix 4)

The subject site falls within the Fairfax Center Area, a special planning designation located in the center of Fairfax County. A mixture of uses characterizes the Fairfax Center Area, including a substantial amount of office space, housing of various types, public facilities, and regional-, community-, and neighborhood-serving retail. High quality, multiple-use developments have been built and more are anticipated in this area. In addition to the areas of mixed-use development, there is land planned and developed with low-density residential uses. This area of low-density residential includes Land Unit U, which serves as a transition to the R-C-zoned area to the south.

The implementation of the Fairfax Center Area plan relies on the use of density incentives to achieve desired levels of high-quality development. Baseline, intermediate, and overlay levels of development are described in the plan for each land unit. The Fairfax Center Checklist is the tool used to analyze each proposal.

The Comprehensive Plan provides performance criteria for specific uses within the Fairfax Center Area. Redevelopment proposals are evaluated against these guidelines. In particular, issues such as site access and roads, the integration of open space, buffers, and architectural design considerations guide analysis of proposals. Critical to this proposal are the relationship of the single-family detached units to the higher density development under construction across Route 29; the Applicant provided extensive buffering and screening to define the neighborhood and set it apart from the adjacent uses. Also important was the integration of the Applicant's proposed road network with expected development on adjacent parcels and the need to appropriately access Route 29.

The subject site falls within Sub-Unit U2, and is planned exclusively for residential use, ranging from 1.0 du/ac at the baseline level to 2.0 du/ac at the overlay level, with a maximum residential density for the site of 36 dwelling units (Sub-Unit U2, 18.00 acres X 2.0 = 36 units). The applicant proposes the development of 36 units, at a density of 2.00 dwelling units per acre. This density falls at the overlay level of development.

Fairfax Center Checklist Analysis (Appendix 7)

The Fairfax Center Checklist is a tool for evaluating rezoning applications in the Fairfax Center Area to gauge conformance with the Comprehensive Plan. There are transportation, environmental, site design, land use, and public facility elements on the Checklist.

Staff analyzed the application to assess whether the proposal justified development at the overlay level. The following table summarizes that analysis.

Fairfax Center Checklist Assessment for Development at Intermediate Level (Appendix 7)			
Element		Required	Assessment
Applicable Basic		100 percent	100 percent
Applicable Minor Transportation		100 percent	100 percent
Essential		100 percent	100 percent
Low/Moderate Housing		Contribution	Yes (1.0 percent)
Applicable Minor/Major Development (either alternative)	Alternative 1	75 percent of minor and 50 percent of major	100 percent and 50 percent
	Alternative 2	100 percent of minor and 33 percent of major	

Staff believes the applicant satisfies the Fairfax Center design requirements for development at the overlay level. Of the five relevant element categories, two, applicable basic and essential elements, did not meet the requirement. In each case, the same requirement ([m]inimize site disturbance as a result of clearing and grading limits) was not sufficiently addressed. Staff believes that the applicant could specify additional measures to minimize disturbance than those indicated on the current CDP/FDP and in the most recent set of proffers. In spite of this deficiency, the application fully meets the other elements and provides, through proffers and as detailed in the revised CDP/FDP, a plan that is in substantial harmony with the Comprehensive Plan.

Water Service Analysis (Appendix 8)

The application property is located within the franchise area of the Fairfax County Water Authority. Adequate water service is available from existing 30-inch main located at the property.

Sanitary Sewer Analysis (Appendix 9)

Some portions of the subject site are outside of the approved sewer service area. In such cases, the "400-foot Rule" might allow Wastewater Planning and Monitoring Division staff to administratively approve the sewer extension beyond the boundary of the sewer service area. If the extension is less than 400 feet, but manholes are required to be deeper than 12 feet, or there is pumping associated with the structures built on the property, approval will not be given. Detailed engineering and surveys need to be done to ascertain that these conditions can be met, and which portions of the property can be served. Because the CDP/FDP does not include unit elevations or a grading plan, it is impossible to establish whether the units can be served through sewer service. If the units cannot be served either through sanitary sewer or individual septic fields, the Applicant has proffered to delete the subject lots.

The proposed development will be subject to Glen Alden reimbursement charges.

Fire and Rescue Analysis (Appendix 10)

Fairfax County Fire and Rescue Department Station #21, Fair Oaks, serves the application property. There are no outstanding fire and rescue issues associated with this request.

Fairfax County Public Schools Analysis (Appendix 11)

The Fairfax County Public Schools (FCPS) Facility Planning Branch projects that this development will generate seven additional students in grades K–6, one additional student in grades 7–8, and three additional student in grades 9–12. The FCPS analysis states that Lanier Middle School is currently above capacity and is projected to remain as such.

Fairfax County Park Authority Analysis (Appendix 12)

The Park Authority estimates that the proposed development will add approximately 108 residents to the current population of the Sully District. A tot lot, trail, and garden structure are shown with this application. The FCPA believes that the residents of this development will need outdoor facilities, including a basketball court, tennis court, volleyball court, and athletic fields. The cost to develop outdoor recreational facilities for the population attracted to this development is estimated at \$34,380, based on a calculation of the per unit contribution identified in Sect. 6-110 and 16-404 of the Zoning Ordinance. This funding would be used to develop and maintain recreational facilities in a nearby park.

The applicant has proffered to contribute a total of \$34,380, or \$955 per unit, to the FCPA for use in nearby Stringfellow Park to serve the population of this development. The Applicant notes in the proffers that this amount will be offset by the value of the recreational improvements provided on-site.

County Archaeological Services Analysis (Appendix 13)

County Archaeological Services (CAS) conducted a site visit to the subject property and found that certain areas had a moderate potential for historic sites, particularly associated with the Civil War. The results of their survey have been included with their March 2, 2001 memorandum. CAS recommends that the applicant conduct a Phase I archaeological survey on the site in those areas indicated. If potentially significant historic or archaeological resources are located, the applicant should follow up with a Phase II assessment and, if necessary, a Phase III recovery. The Applicant has provided a proffer that responds favorably to this request.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Article 6

Sect. 6-101. This section describes the purpose and intent of the PDH District as the encouragement of innovative and creative design, the ensuring of ample open space, the promotion of high standards in the layout, design and construction of residential development, the promotion of a balanced development of mixed housing types, and the support for affordable dwelling units. The proposed development of 36 single-family detached units and includes 35 percent open space, provided as buffers, undisturbed open space, and developed recreation sites. While the application does not provide mixed housing types, the development and housing type proposed are consistent with adjacent development. The applicant has proffered to contribute to the Housing Trust fund. Staff believes the purpose and intent of a PDH District is satisfied.

Part 1 of Sect. 6-107. A minimum district size of 2 acres is required for approval of the PDH District. As this application proposes the rezoning of 18.00 acres to PDH-2, this standard has been met.

Sect. 6-109. Maximum Density: The maximum density for the PDH-2 District is 2 dwelling units per acre. This application proposes development at a density of 2.0 dwelling units per acre, and as it does not exceed the maximum, meets the standard.

Part of Sect. 6-110. Rezoning to the PDH-2 District requires that the development provides a minimum of 20 percent open space. The application provides 35 percent open space, serving both passive and active recreational needs and preserving stands of quality tree. This standard has been met.

Article 16, Sects. 16-101

All planned developments must meet the general standards specified in Section 16-101 of the Zoning Ordinance.

General Standard 1 requires substantial conformance with the Comprehensive Plan. The site of the rezoning is included in the Comprehensive Plan recommendations for the Fairfax Center Area, Land Unit U. The Plan calls for development at 1.0 dwelling units per acre at the baseline level, increasing to 2.0 dwelling units per acre at the overlay level. The level of development proposed has been evaluated according to the Fairfax Center Checklist and found to be consistent with development at the overlay level.

General Standard 2 requires that the design of the proposed planned development result in a more efficient use of the land and a superior site design than that achievable through rezoning to a conventional district. The reduction in lot sizes allowed through PDH rezoning creates a more efficient use of available land, which has been incorporated into contiguous open space, and setbacks from Lee Highway as called for in the Comprehensive Plan. The proposed open space exceeds conventional minimal requirements by 233 percent, and includes several areas designed for passive and active recreation. The site design clusters the units around an interior trail and park-area, provides private parking areas off the main public street, and through use of entrance details and landscaping, establishes a distinct identity for the proposed community. This application meets the standard.

General Standard 3 requires that the design of the proposed development protect and preserve the natural features on the site. The undisturbed open space in the southern third of the development preserves some of the highest quality trees on the site. This standard has been satisfied.

General Standard 4 requires that the proposed development prevent substantial injury to the use and value of the existing surrounding development. The proposed development lies between the lower density communities of the Occoquan River watershed and the more intensely developed Fairfax Center Area. Neighborhoods to the south, east, and west are developed at a density of between 1 and 2 dwelling units per acre. This application proposes a density of 2.0 dwelling units per acre. The applicant has provided 25 foot buffers between the proposed units and existing adjacent homes, and provides a setback of more than 350 feet to the south through retention of open space. There are no transitional screening, barrier and/or buffer requirements for the property and the provided open space is above the Zoning Ordinance requirements.

There are several undeveloped parcels at the perimeter of the development. Two homes are currently accessed through Holiday Lane, an outlet road included in

one of the parcels subject to development. This development will eliminate the outlet road, but will provide access through diversion to the public street to be constructed. This development provides an additional option for access to the east through the dedication of right-of-way. Access to the west has been accommodated through creation of an outlot to be deeded to the Board of Supervisors if needed in support of development. This standard has been met.

General Standard 5 requires that the planned development be located in an area where transportation, police, fire protection, and other public facilities are available and adequate for the proposed use. No outstanding public facilities issues have been raised through the planning review process. This standard has been met.

General Standard 6 requires that the planned development coordinate linkages among internal facilities and services as well as connections to major external facilities. The application includes a public street that connects to Lee Highway to the north and establishes right-of-way for an interparcel connector to the east. A 10-foot wide trail is depicted along the proposed service drive. In addition, a trail is prominently located at the interior of the site, providing access to recreational amenities in the interior open. This standard has been met.

Article 16, Sects. 16-102

All planned developments must meet the Design Standards of Section 16-102 of the Zoning Ordinance.

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development, the bulk regulations and landscaping and screening provisions should generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The conventional zoning district which most closely resembles this district is the R-2 Cluster District. There are no transitional screening or barrier requirements for the site. The proposed open space along the perimeter of the site meets or exceeds the 25-foot rear yard setback requirement for the R-2 District. This standard has been met.

Design Standard 2 states the development must provide adequate open space, parking and loading spaces as set forth in the Ordinance. The development proposes 35 percent open space, in comparison with 20 percent as required by the PDH-2 District. The applicant is providing the required parking spaces on the individual lots. There are no loading spaces required. This standard has been satisfied.

Design Standard 3 states the streets and driveways shall be designed to conform to the Ordinance, and that a network of trails and sidewalks shall provide access

to recreational amenities and open space. The public street has been designed in accordance with the Zoning Ordinance. The development proposes sidewalks along the streets, a trail along the service road, and an internal trail linking the street to the area of active recreation at the center of the development. This standard has been satisfied.

Overlay District Requirements

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

The site is located within the Occoquan Watershed and is subject to the Water Supply Protection Overlay District requirements of the Zoning Ordinance. The site must satisfy DPWES at the time of subdivision plan approval.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proffers and proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

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

Recommendation

Staff recommends the approval of application RZ 2000-SU-050 and FDP 2000-SU-050, subject to execution of proffers consistent with those in Appendix 1.

Further, should it be the intent of the Planning Commission to approve FDP 2000-SU-050, staff recommends that the approval be subject to the Board of Supervisors approval of RZ 2000-SU-050.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Fairfax Center Checklist Analysis
8. Water Service Analysis
9. Sanitary Sewer Analysis
10. Fire and Rescue Analysis
11. Fairfax County Public Schools Analysis
12. Fairfax County Park Authority Analysis
13. County Archaeological Services Analysis
14. Zoning Ordinance Provisions
15. Glossary

ATTACHMENTS

1. Conceptual Street Network in Land Unit U

PROFFERS
THE RYLAND GROUP, INC.

RZ 2000-SU-050

April 30, 2001

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, The Ryland Group, Inc., their successors and assigns, and owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant"), in RZ 2000-SU-050, filed for property identified on Fairfax County Tax Map as 56-1 ((1)) Parcels 42, 43 and 56-2 ((1)), Parcel 68, (hereinafter referred to as the "Application Property"), agree to the following proffers, provided that Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property from the R-1 District to the PDH-2 District

1. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP)

- a. Subject to the provisions of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Bowman Consultants Group, dated April 5, 2001.
- b. The illustrative architectural rendering as shown on Sheet 5 of the CDP/FDP is provided to illustrate the design intent of the proposed units. The building elevations shall be generally consistent in terms of character and quality with the illustration, and the materials on the exterior of the units will consist of a mix of either masonry or siding. The specific features, such as the exact location of windows, doors, shutter and roofline, number of stories and other architectural details are subject to modification with final engineering and architectural design.

2. TRANSPORTATION

- a. At the time of subdivision plat approval or upon demand from the Virginia Department of Transportation (VDOT) or the Department of Public Works and Environmental Services (DPWES), whichever occurs first, the Applicant shall dedicate in fee simple to the Board, a right-of-way along the Property's Lee Highway frontage as shown on the CDP/FDP.
- b. Prior to the issuance of the first residential use permit (RUP), the Applicant shall construct service drives along the Application Property's

Lee Highway frontage and along the Lee Highway frontage Tax Map 56-2 parcel 67 located to the east of the Application Property, as depicted on the CDP/FDP, to facilitate access to Lee Highway and full turns at the existing median break. The Applicant shall construct a right turn lane on eastbound Lee Highway according to minimum VDOT standards.

- c. At the time of issuance of the first building permit, the Applicant shall make a contribution to the Fairfax Center Road Fund, in conformance with the procedural guidelines adopted by the Board on November 22, 1982 and as subsequently revised.
- d. Prior to final bond release, the Applicant shall construct a 10-foot wide trail within dedicated right-of-way along the Application Property's Lee Highway frontage as shown on the CDP/FDP.
- e. The Applicant, at its sole expense, shall arrange for the vacation of the ingress/egress easement called Holiday Lane, either through private agreement with the two parcel owners served by the easement or through judicial order. Prior to subdivision plat approval, the Applicant shall provide documentation to Fairfax County that the ingress/egress easement serving Parcels 27 and 28, known as Holiday Lane, will be vacated in favor of access via the public street system. The vacation of said easement shall be recorded upon completion of a public street connection to Lee Highway from the remaining easement segment, which connects to the two parcels. In the event the vacation is not accomplished in order to permit the development as shown on the CDP/FDP, the Applicant will apply for a Proffer Condition/Final Development Plan Amendment application, which may result in the loss of lots.
- f. During construction of the public street system as shown on the CDP/FDP, the Applicant shall construct curb returns for the possible interparcel access to the parcels to the east. At time of subdivision plat approval, the Applicant shall dedicate right-of-way from the proposed public street system to the eastern property line along with ancillary temporary grading and construction easements for the future construction of the public street segment. The Applicant shall disclose the potential interparcel access to the east and west within Homeowner's Association documents and in writing to all prospective purchasers.
- g. The Applicant shall retain ownership of the 44 foot wide outlot located between Lots 8 and 9 and reserve the outlot for a possible public interparcel access to and from Tax Map 56-1 ((1)), parcel 46. In the event Tax Map 56-1 ((1)), parcel 46 redevelops with adequate, alternative access the outlot will be deeded to the HOA as open space. In the event that Tax Map 56-1 ((1)), parcel 46 redevelops and requests that the outlot be

dedicated as right-of-way, the Applicant shall dedicate the outlot to the BOS for public right-of-way.

3. ENVIRONMENTAL

- a. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 65-70 dBA at 370 feet from the centerline of Route 28 shall employ the following acoustical treatment measures:
 - i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - ii. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any facade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed facade, then the glazing shall have an STC rating of at least 39.
 - iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.
- b. In order to reduce exterior noise levels below DNL 65 dBA, noise attenuation structures such as acoustical fencing, walls, earthen-berms, or combination thereof shall be provided for unscreened common and private outdoor recreational areas. If acoustical fencing or walls are used, they shall be architecturally solid from the ground up with no gaps or openings. The structure must be of sufficient height to adequately shield the impact area from the source of the noise.
- c. As an alternative to the above, the Applicant may elect to have a refined acoustical analysis performed subject to approval by DPWES, in coordination with Environmental and Design Review Branch, DPWES, to verify or amend the noise levels and impact areas as set forth above, and/or to determine which units may have sufficient shielding to permit a reduction in the mitigation measures prescribed above or which may include alternative measures to mitigate noise impact on the side.
- d. Stormwater Management (SWM) and Best Management Practice (BMP) shall be provided in accordance with the Public Facilities Manual (PFM) requirements subject to waivers as noted on the CDP/FDP as determined by DPWES. If the SWM/BMP pond is waived and not constructed, the area around the facility as shown on the CDP/FDP shall remain undisturbed.

- e. Applicant shall cap any existing wells as approved by DPWES.

4. LANDSCAPING AND OPEN SPACE

- a. Street trees, peripheral, and interior landscaping shall be provided by the Applicant generally as shown on Sheet 3 of the CDP/FDP. The exact location of the proposed plantings may be modified, as necessary, by the Urban Forester DPWES for the installation of utilities.
- b. Prior to the issuance of the first RUP, a berm along the Application Property Lee Highway frontage shall be constructed in substantial conformance with the berm detail shown on Sheet 3 of the CDP/FDP. Landscaping on the berm shall be installed during the next appropriate planting season as determined by the Urban Forestry Division.
- c. The landscaped median at the entry area to the service drive shall be provided, subject to VDOT approval.

5. TREE SAVE AND PRESERVATION

- a. As part of subdivision plat submission, the Applicant shall prepare a tree preservation plan along the limits of clearing and grading line as shown on the CDP/FDP for the Application Property to be submitted as part of final site plan submittal. The tree preservation plan shall, *inter alia*, show individual trees to be preserved, transplanted, the limits of clearing, and the easements, all as indicated on the CDP/FDP, and shall be reviewed and approved by the Urban Forestry Division. The tree preservation plan shall consist of a tree inventory which includes the location, species, size crown spread and condition rating of all trees 12 inches or greater in diameter, measured 4 ½ feet from the ground, within 20 feet on the tree preservation side of the limits of clearing and grading shown on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the eighth edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.
- b. All trees shown to be preserved on the tree preservation plan shall be protected at all times during construction. Tree protection shall be in accordance with PFM Section 12-0802.2 standards.
- c. The tree protection shall be made clearly visible to all construction personnel. The tree protection shall be installed prior to the performance of any clearing and grading activities on the site, including the demolition of any existing structures.

- d. The demolition of existing features and structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved. These methods are to be included in the tree preservation plan.
- e. The limits of clearing and grading shall conform to the limits as shown on the CDP/FDP, subject to installation of utilities if necessary as approved by the Department of Public Works and Environmental Services (DPWES). If necessary, utilities outside the limits of clearing and grading will be located and installed in the least disruptive manner possible considering cost and engineering. A replanting plan in accordance with the Public Facilities Manual will be developed and implemented, as approved by the Urban Forestry Division for any areas outside the limits of clearing and grading that must be disturbed
- f. Buffer plantings along the eastern and western property lines as shown on Sheet 3 of the CDP/FDP, are to be installed if and only if Applicant is unable to preserve the existing trees in the open space areas.

6. AFFORDABLE HOUSING

At the time of final subdivision plat approval, the Applicant shall contribute to the Fairfax County Housing Fund the sum equal to one percent (1%) of the projected sales price of the house to be built on each lot to assist Fairfax County's low and moderate-income housing goals. The projected sales price shall be determined by the Applicant in consultation with the staff of the Fairfax County Department of Housing and Community Development.

7. ARCHAEOLOGY

Prior to any land disturbing activities on the Application Property, the Applicant shall conduct a Phase 1 archaeological study. If within 30 days of submission of the Phase 1 study, the County Archaeological Services of the Fairfax County Park Authority (Archaeological Services) has determined and notified Applicant in writing that a Phase 2 study is necessary, Applicant shall conduct a Phase 2 archaeological study on those areas of the Application Property identified by Archaeological Services at a cost not to exceed \$10,000.00. A qualified archaeological professional approved by Archaeological Services shall perform the studies. The results shall be reviewed and approved by Archaeological Services. The studies shall be completed prior to subdivision plat approval. If the Phase 1 and/or Phase 2 studies conclude that significant artifacts are present on the Application Property, and if Archaeological Services notifies the Applicant in writing within 30 days of the submission of the study results to Archaeological Services of its desire to conduct additional investigations, the Applicant shall provide access to the Application Property so that Archaeological Services may conduct additional investigations for a maximum period of 3 months from the

date of notification or until such time as land disturbing activities commence. Additional time may be permitted to conduct such investigations if mutually agreed to by the Applicant and Archaeological Services.

8. HOMEOWNERS ASSOCIATION

At the time of subdivision plat approval, the Applicant shall create a homeowner's association to own and maintain all of the open space areas shown on the CDP/FDP.

9. RECREATION

- a. Prior to the issuance of the 24th RUP, the Applicant shall construct the tot lot, garden structure and open space trail system as shown on the CDP/FDP for passive recreational purposes.
- b. In the event the value of the improvements set forth in paragraph a. do not equal or exceed the sum of \$955.00 per unit (\$34,380) as required in Article 6 of the Zoning Ordinance, then the Applicant shall contribute the difference between the value of the recreational improvements and \$955.00 per unit to the Fairfax County Park Authority for use in Stringfellow Park.

10. LIGHTING

Streetlights in locations as shown on the CDP/FDP, which substantially conform to the light standard shown on Sheet 3 of the CDP/FDP shall be installed with full cut-off luminary devices diverted downward to reduce glare.

11. SEWER SERVICE

All homes as shown on the CDP/FDP are located within an approved sewer service area or within 400 feet of an approved sewer service area, as required by Board policy. Any homes to be constructed within 400 feet from the approved sewer service area shall be connected to the public sewer system by gravity flow and no pumps shall be permitted. If a lot cannot be converted to public sewer, it will be deleted.

12. COMMUNITY SIGNAGE

Applicant reserves the right to construct an entry feature including community identification within the open space area along the Lee Highway frontage as shown on Sheet 5 of the CDP/FDP in conformance with Article 12 standards of the Zoning Ordinance.

13. TEMPORARY SIGNAGE

No temporary signs (including "Popsicle" style or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance, and no signs, which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of the homes on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this Proffer.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

PROFFERS RZ 2000-SU-050

APPLICANT/CONTRACT PURCHASERS OF
Tax Maps 56-1 ((1)) Parcels 42 and 43
and Tax Map 56-2 ((1)), Parcel 68

THE RYLAND GROUP, INC.

BY _____
SCOTT C. GALLIVAN

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PROFFERS RZ 2000-SU-050

Title Owners

Tax Map 56-1 ((1)), Parcels 42 and 43

ER & MR, LLC

LINDA KATHLEEN H. SEEK, MANAGER

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PROFFERS RZ 2000-SU-050

Title Owners
Tax Map 56-2 ((1)), Parcel 68

GIANG – WANG, LLC

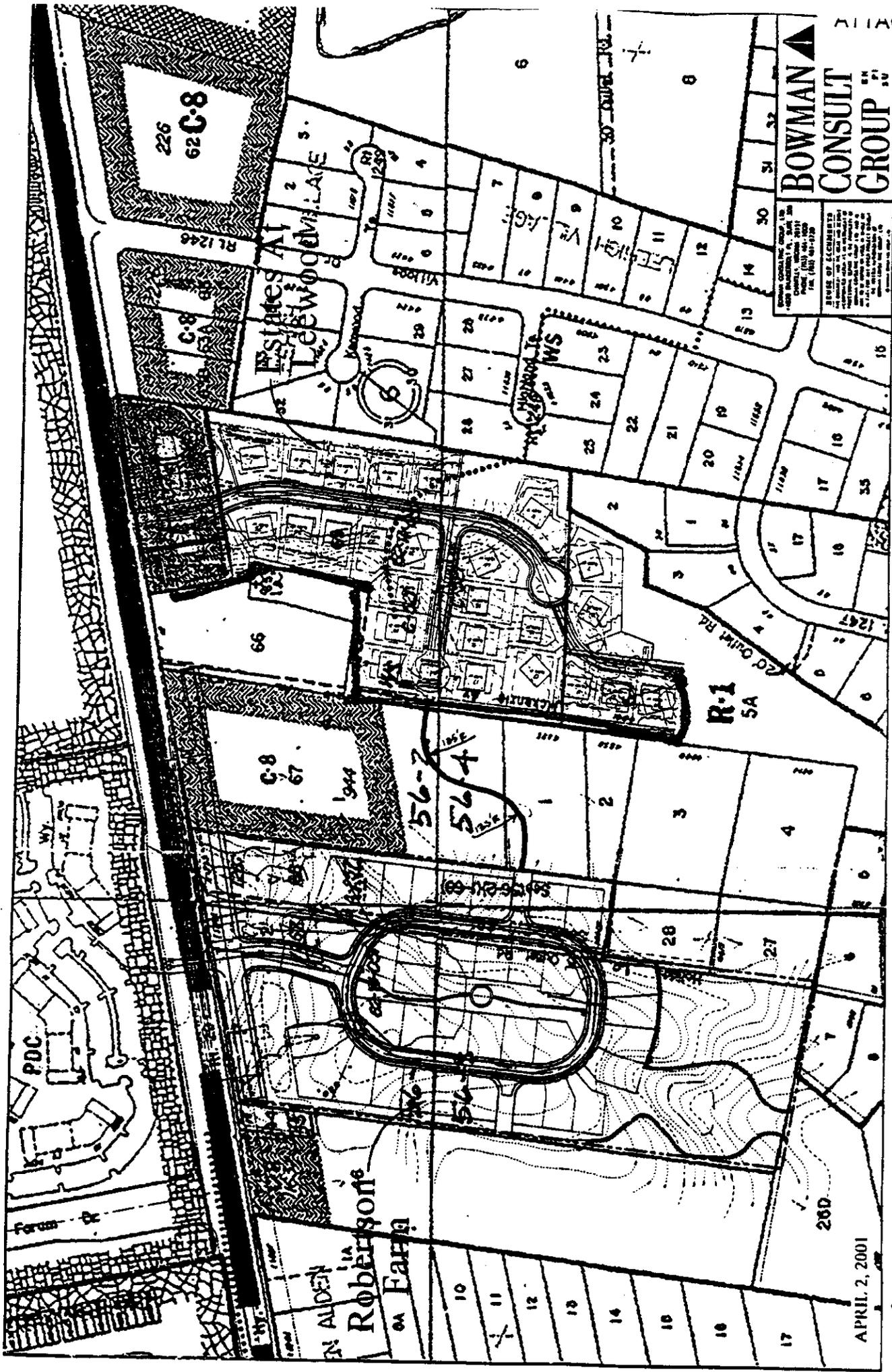
EDWARD K. WANG, MANAGER

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BOWMAN ▲
CONSULT
GROUP ■

BOWMAN CONSULT GROUP, INC.
 10000 W. 10th Ave., Suite 100
 Denver, Colorado 80231
 Phone: (303) 441-1000
 Fax: (303) 441-1010

REVISIONS TO EXHIBITS
 1. 04/02/01: 100% PLAN FOR THE
 PROPOSED 100% PLAN FOR THE



APRIL 2, 2001





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REZONING AFFIDAVIT

DATE: February 26, 2001
 (enter date affidavit is notarized)

I, Keith C. Martin, Attorney/Agent, 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

2000-173c

in Application No(s): RZ 2000-SU-050
 (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)
The Ryland Group, Inc.	11216 Waples Mill Road Suite 100 Fairfax, VA 22030	Applicant/Contract Purchaser of Tax Map 56-1 ((1)) 42, 43 and Tax Map 56-2 ((1)) 68
Kenneth A. Berg		Agent
David A. Ostrander		Agent
Scott C. Gallivan		Agent
ER & MR, LLC	11801 Lee Highway Fairfax, VA 22030	Title Owner Tax Map 56-1 ((1)) 42, 43
Linda Kathleen H. Seek		Agent
Gary L. Seek		Former Agent
Edward K. Wang	14121 Saddle River Dr.	Former Title Owners
Julia K. Wang	Gaithersburg, MD 20878	56-2 ((1)) 68
Silvia H. Giang		

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: February 26, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-SU-050
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Giang - Wang, LLC	14121 Saddle River Dr. Gaithersburg, MD 20878	Title Owner of Tax Map 56-2 ((1)) 68
Edward K. Wang		Agent
Bowman Consulting Group, Ltd.	14020 Thunderbolt Place Suite 300 Chantilly, VA 20151	Engineers/Planners/Agent
Kenneth L. Kidder		Agent
Walsh, Colucci, Stackhouse Emrich & Lubeley, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, VA 22201	Attorneys/Planners/Agent
Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Rachel (nmi) Howell Susan K. Yantis Elizabeth D. Baker Inda E. Stagg William J. Keefe Holly A. Tompkins		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Former Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

REZONING AFFIDAVIT

DATE: February 26, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-SU-050
(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)
The Ryland Group, Inc.
11216 Waples Mill Road, Suite 100
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)
[] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[X] 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.)

- R. Chad Dreier, Chairman, President, CEO/Director
David L. Fristoe, Vice Pres./Corporate Controller/CAO
Kathy S. Lowe, Vice Pres./Treas./Investor Relations
Timothy J. Geckle, Sr. Vice Pres./General Counsel/Secretary
William L. Jews, Director
Leslie M. Frecon, Director

- Robert (nmi) Mellor, Director
William G. Kagler, Director
Charlotte St. Martin, Director
John O. Wilson, Director
Paul J. Vallerio, Director
Scott C. Gallivan, Washington
Division President

(check if applicable) [X] There is more corporation information and PAR. 1(D) is continued on a "Rezoning Attachment 1(b)" form.

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

Rezoning Attachment to Par. 1(b)

DATE: February 26, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-SU-050
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
ER & MR, LLC
11801 Lee Highway
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)
Linda Kathleen H. Seek, Manager/ Member
Gary L. Seek, Member
Marvin O. Seek, Member

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)
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Gary P. Bowman
Andres I. Domeyko
Walter C. Sampsell, III

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

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

DATE: February 26, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-SU-050
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, Courthouse Plaza, 13th Floor
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

- [] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] 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)

Martin D. Walsh, Peter K. Stackhouse, Michael D. Lubeley, Thomas J. Colucci, Jerry K. Emrich, Nan E. Terpak

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

[Blank lines for listing officers and directors]

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Giang - Wang, LLC
14121 Saddle River Dr.
Gaithersburg, MD 20878

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)

Edward K. Wang, Mananger/Member

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

[Blank lines for listing officers and directors]

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

REZONING AFFIDAVIT

DATE: February 26, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-SU-050
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

NONE

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

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

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

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

REZONING AFFIDAVIT

DATE: February 26, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-SU-050
(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.)

Bowman Consulting Group, Ltd. donated in excess of \$200 to the Friends of Michael Frey.

(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:

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

Keith C. Martin, Attorney/Agent

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

Subscribed and sworn to before me this 26th day of February, 2001, in the State/Comm. of Virginia, County/City of Arlington

Notary Public signature: Jayne M. Smith

My commission expires: May 31, 2001

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR
 2200 CLARENDON BOULEVARD
 ARLINGTON, VIRGINIA 22201-3359
 (703) 525-4700
 FACSIMILE (703) 525-3187
 WEBSITE <http://www.wcsel.com>

Keith C. Martin
 (703) 528-7000, ext. 19

PRINCE WILLIAM OFFICE

VILLAGE SQUARE
 13663 OFFICE PLACE, SUITE 201
 WOODBRIDGE, VIRGINIA 22192-4216
 (703) 690-4864
 METRO (703) 690-4847
 FACSIMILE (703) 690-2412

MANASSAS OFFICE

9324 WEST STREET, SUITE 300
 MANASSAS, VIRGINIA 20110-5196
 (703) 330-7400
 METRO (703) 803-7474
 FACSIMILE (703) 330-7430

LOUDOUN OFFICE

1 E. MARKET STREET, THIRD FLOOR
 LEESBURG, VIRGINIA 20176-3014
 (703) 737-3633
 FACSIMILE (703) 737-3632

January 24, 2001

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

JAN 26 2001

Ms. Barbara A. Byron, Director
 Zoning Evaluation Division
 Fairfax County Department of Planning & Zoning
 12055 Government Center Parkway - Suite 801
 Fairfax, Virginia 22035-5505

ZONING EVALUATION DIVISION

Re: Amended Rezoning Application RZ 2000-SU-050 by The Ryland Group, Inc. (the "Applicant") on Property identified as Tax Map 56-1 ((1)) Parcels 42 and 43 and 56-2 ((1)) Parcel 68 from the R-1 District to the PDH-2 District (the "Application Property")

Dear Ms. Byron:

The following is submitted as a Statement of Justification for the above-referenced Amended Rezoning Application. The Application Property consists of 18 acres and is located on the south side of Lee Highway across from Forum Drive and the Fairfax County Government Center complex. The Applicant is seeking rezoning to the PDH-2 District to allow 36 single-family detached units at a density of 2.00 dwelling units per acre.

The Conceptual/Final Development Plan (CDP/FDP) shows the lot locations, public street system, stormwater management and proposed open spaced areas. The 36 lots are clustered in the northern three-fourths of the Application Property to provide a significant tree preservation area in the southern one-fourth of the site in conformance with the goals and objectives of the cluster subdivision provisions of the Zoning Ordinance and Comprehensive Plan. A private street system is shown connecting to Lee Highway. Stormwater management is shown on the Application Property's northern frontage along Lee Highway and in the southern open space system. The CDP/FDP proposes 41% or approximately 7.38 acres of the Application Property in open space. A control open space area with a trail will be provided for passive recreation purposes.

It is submitted that this Amended Rezoning Application is in conformance with the recommendations of the Comprehensive Plan. The Application Property is discussed in the Fairfax Center Area portion of the Comprehensive Plan. More specifically, the Application Property is discussed in Sub-Unit U-2, which is recommended for residential development at an overlay density

January 24, 2001

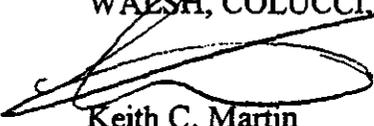
Page 2

of two (2) units per acre. The proposed 2.00 units per acre will be analyzed in the Fairfax Center recommendations for overlay development.

If you have any questions, or require further information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.



Keith C. Martin

KCM:jms

cc: Kenneth A. Berg

J:\RYLAND\14763\BYRON.LTR

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for: RZ/FDP 2000-SU-050
The Ryland Group, Inc.

DATE: 27 March 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated February 14, 2001. This application requests a rezoning from R-1 to R-2, Cluster. Approval of this application would result in a density of 2.0 dwelling units per acre. The extent to which the proposed use, density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is predominately vacant except for two single family detached structures, which are planned at the baseline level for 1 dwelling unit per acre and at the overlay level for 2 dwelling units per acre and zoned R-1. To the east are located vacant land and low density residential lots which are planned at the baseline level for 1 dwelling unit per acre and at the overlay level for 2 dwelling units per acre and zoned C-8 and R-1 respectively. To the south are located single family detached homes which are planned at the baseline level for 1 dwelling unit per acre and at the overlay level for 2 dwelling units per acre and zoned R-1. To the west are located vacant land and single family detached homes which are planned at the baseline level for 1 dwelling unit per acre and at the overlay level for 2 dwelling units per acre and zoned R-1 and C-8.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 17.99-acre property is located in Sub-unit U2 of the Fairfax Center Area. The Comprehensive Plan text and/or map provides the following guidance on the land use and the intensity/density for the property:

Text:

On pages 296 and 297 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Recommendations, Land Use, Sub-unit U2," the Plan states:

“This sub-unit is planned for residential use at 2 dwelling units per acre at the overlay level. Adequate buffering should be provided for those parcels fronting on Route 29.

Existing spot commercially zoned parcels along Route 29 should not be expanded or intensified. Redevelopment to uses which are more compatible to the adjacent planned residential areas should be encouraged.

LAND USE SUMMARY CHART – LAND UNIT U

<u>Sub-units</u>		<u>Approximate Acreage</u>
U1		17
U2		68

<u>Sub-units</u>	<u>Land Use</u>	<u>Recommended Intensity/Density FAR Units/Acre</u>	
Baseline Level			
U1, U2	RES		1
Intermediate Level			
U1	OFF	.15	
U2	RES		1.5
Overlay Level			
U1	OFF	.25	
U2	RES		2

Note: Part of this sub-unit is within the Water Supply Protection Overlay District.”

Map:

The Comprehensive Plan map shows that the property is planned for Fairfax Center Area.

Analysis:

The application and development plan propose a single family detached residential development at 2.0 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan.

Issues discussed in the remainder of this memorandum should be addressed in order to merit consideration for development at the overlay level.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On page 42 of the 1990 edition of the Policy Plan, under the heading, "Appendix 4: Guidelines for Cluster Development," the Plan states:

"The preservation of open space, the protection of environmentally sensitive lands, the provision of opportunities for active and passive recreation, the reduction of the impact of storm water runoff and erosion, the achievement of high quality design, and the provision of efficient development are fundamental to the preservation of our Quality of Life, the primary goal of Fairfax County's policies and priorities. Cluster development is one tool that may be used to further this goal. The following criteria will be considered when reviewing a cluster subdivision:

1. Individual lots, buildings, streets and parking areas should be designed and situated to minimize disruption to the site's natural drainage and topography.
2. Environmental Quality Corridor (EQC) lands should be preserved and should be dedicated to the County whenever such dedication is in the public interest.
3. Site design should take advantage of opportunities to preserve high quality open space or to provide active or passive recreation and should be sensitive to surrounding properties, in order to be compatible with and to complement surrounding development.
4. No cluster development should be considered when the primary purpose of the clustering is to maximize density on the site."

Analysis:

The development plan proposes a central internal greenway with a tot lot, path and seating areas, which is located in the proposed residential area. Tree preservation occurs in the green space located behind the proposed residential area. A coordinated street tree program is provided as part of the development. The site design shows inter-parcel access to the eastern adjacent parcels but no access to western adjacent parcels. In addition, the application has demonstrated how the guidelines for cluster development have been addressed by providing active recreation in the central internal greenway and passive recreation in the green space where there is pedestrian access.

Text:

On pages 300 through 303 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "USE-SPECIFIC PERFORMANCE CRITERIA," the Plan states:

"Site Planning
• **General**

- Integrate new development with existing and future adjacent land uses.

- Plan development in reasonably scaled neighborhood modules...
- Provide pedestrian linkages to community-wide amenity areas, services and facilities.
- Consider potential highway noise impacts in community, neighborhood and dwelling unit design.
- Use energy conservation criteria in planning and design..."

Analysis:

The applicant has redesigned the proposed layout to distribute a portion of the proposed open space throughout the proposed development with a central internal greenway. The landscaped buffer along Lee Highway should be supplemented with additional plantings. Inter-parcel access is provided to the eastern adjacent properties to facilitate its development consistent with the Comprehensive Plan, however, inter-parcel access should be provided to the western adjacent properties.

Text:

“• **Access/Roads/Parking**

- Provide adequate, safe auto access to neighborhoods from appropriate level roadways.
- Use a hierarchical system of internal roadways; do not access homes directly onto major collector roads.
- Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive road design/construction..."

Analysis:

Refer to the Department of Transportation concerning this development criterion. Inter-parcel access should be provided to the western adjoining properties.

Text:

“• **Open Space/Community Facilities**

- Integrate natural open space amenities into overall neighborhood design.
- Provide continuous pedestrian/open space system linking neighborhood activity nodes internally and externally...
- Design safe pedestrian system crossings at roads; provide grade-separated intersections when possible..."

Analysis:

The development plan shows sidewalks throughout the proposed development, however the applicant should provide pedestrian linkages along Lee Highway. Additional pedestrian pathways should be provided in the green space area.

Text:

“ **Buffers**

- Use varying types and density/intensity of development as buffers for incompatible uses.
- Take advantage of natural landscape edges and elements in buffering and defining neighborhood units...”

Analysis:

The applicant should further develop the landscaped buffer along Lee Highway by providing additional plantings.

Text:

“ **Utility/Service Areas**

- Provide stormwater detention/retention structures, which can be retained as open space amenities.
- Place all electrical utility lines underground; screen utility substations and service areas from public view.”

Analysis:

The applicant has addressed stormwater detention/retention, however the placement of electrical utility lines underground is only partially addressed.

Text:

“ **Architectural Design**

• **Scale/Mass/Form**

- Provide general consistency in residential dwelling scale within each neighborhood.
- Create interest through sensitive detailing and use of basic geometric forms for dwelling units.

- Use varied setbacks to create interesting architectural (mass) relationships to the street
- Cluster units around courtyard-like areas to reinforce neighborhood scale....
- **Functional Relationships/Facade Treatment**
 - Select and site appropriate building types with respect to natural topography (e.g., split level vs. slab, etc.)...
 - Minimize solar heat gain in warm weather and maximize solar heat gain retention in cold weather through sensitive design treatment.
 - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
 - Establish dwelling cluster architectural theme consistency, while avoiding literal facade repetition..."

Analysis:

The applicant has provided architectural typicals of the proposed structures which combined with the site design address these development criteria.

Text:

"Landscape Architectural Design

"• Landscaping

- Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
- Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
- Provide street trees along all roadways; use consistent species groupings to reinforce neighborhood character...
- Provide well-landscaped special use areas for neighborhood residents (e.g., pool areas, parks, etc.).
- Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.

- Select low-maintenance landscape materials for large neighborhood common areas not likely to receive consistent maintenance..."

Analysis:

The development plan proposes a central internal greenway with a tot lot, path and seating areas which is located in the proposed residential area. Tree preservation occurs in the green space located behind the proposed residential area. A coordinated street tree program is provided as part of the development. The application provides active recreation in the central internal greenway and passive recreation in the green space where there is pedestrian access.

The landscaped buffer along Lee Highway should be supplemented with additional plantings.

Text:

“• **Site Furnishings/Signing and Lighting**

- Provide well-designed neighborhood entry signs at major auto/pedestrian entry areas...
- Provide special neighborhood entry area and identification sign lighting.
- Ensure neighborhood architectural theme and light fixture style consistency.
- Provide individual dwelling unit entry zone and street number illumination lighting..."

Analysis:

The development plan shows the entrance sign and the proposed light fixture style for the proposed development and the applicant has addressed the neighborhood architectural theme and dwelling unit entry zone.

BGD:ALC

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-050)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-SU-050, Robertson Farm
Traffic Zone: 1661
Land Identification Map: 56-1 ((1)) 42, 43; 56-2 ((1)) 68

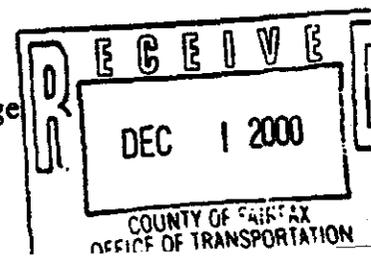
DATE: November 28, 2000

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated August, 2000. The subject application is a request to rezone 17.99 acres from R-1 to R-2 Cluster Subdivision District with 33 single family detached dwelling units for a density of 1.83 units per acre. The internal street system is to be public with standard cul-de-sacs and sidewalks.

This department cannot support approval of this application as currently proposed. The proposed access to Lee Highway (Route 29) is not at a median break and, therefore, would interfere with smooth traffic flow on an arterial road and create potential safety hazards. Lee Highway is a principal arterial and, as such, its primary function is through travel mobility. Direct access from individual parcels is strongly discouraged due to the deleterious effect turning movements have on through traffic flows. An entrance should be permitted only when it is adequately designed and would consolidate access for a significant area.

The applicant should consolidate additional property to the east to access via pending rezoning RZ 2000-SU-21 or consolidate property to the west to access opposite Forum Drive. Additional comments on the application follow:

- The applicant should dedicate right-of-way 120 feet from the existing centerline along its Route 29 frontage as shown on the Route 29 Feasibility Study plus ancillary easements.
- The service drive should be constructed across the site frontage.
- The third EB lane on Route 29 should be constructed along the site frontage.



- The ultimate section of Route 29 will operate with service/C-D roads paralleling the main section to provide access to adjacent parcels which at that time will have right-in/right-out access only to the service/CD road.
- Interparcel access should be provided both to the east and west and to the south.
- Show right to vacate the 15-foot easement (Holiday Lane) to parcels 27 and 28.
- The property is located in the Fairfax Center Area and the applicant should make the appropriate contribution the Fairfax Center Area Road Fund.

AKR/LAH/lah

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

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-050
Ryland Group

DATE: 27 March 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 February 14, 2001. 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. Water Quality (Objective 2, p. 86, The Policy Plan)

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

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

2. Transportation Generated Noise (Objective 4, p. 89, The Policy Plan)

“Minimize human exposure to unhealthful levels of transportation generated noise.

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

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . .”

3. **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. . .”

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. **Water Quality**

Issue: On a recent site visit, staff noted the potential for contamination of soil and water from several areas that have been used for outdoor storage and/or disposal. There were several abandoned petroleum tanks and 55-gallon drums in the area of proposed lots 15 – 18 and lots 22 – 25. There may be buried home heating oil tanks associated with the existing and former houses on this site as well. All of these areas need to be cleaned up and appropriately remediated to ensure that there will not be long term negative impacts to surface water or groundwater.

Staff also noted the presence of individual water wells onsite. All individual wells onsite should be appropriately abandoned in accordance with Health Department standards to protect the groundwater from potential future contamination.

Suggested Solution: Prior to site plan approval, a Phase I investigation of the property should be submitted to DPWES for review and approval in coordination with the Fire and Rescue Department, the Health Department, and other appropriate agencies as determined by DPWES (hereinafter referred to as the "reviewing agencies"). This investigation should be generally consistent with the procedures described within the American Society for Testing and Materials document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" as determined by DPWES in coordination with the reviewing agencies.

If warranted by the results of the Phase I investigation, and as determined by DPWES in coordination with the reviewing agencies, a Phase II monitoring program should be pursued in order to determine if soil, surface water, or ground water contaminants are present on the property and/or have migrated from the property. If such a program is pursued, monitoring parameters should be subject to the approval of DPWES in coordination with the reviewing agencies. If contaminants are detected in concentrations requiring remedial action, a remediation program should be performed in accordance with all applicable Federal, State, and County requirements. Sufficient documentation of completion of the remediation program (with the possible exception of long term follow-up monitoring efforts) or an appropriate corrective action plan consistent with the proposed development (as determined by DPWES in coordination with the reviewing agencies) should be provided to DPWES prior to site plan approval.

2. **Transportation Generated Noise**

Issue: This site is exposed to noise from Lee Highway. Staff performed a preliminary highway noise analysis for this site based on projected traffic levels. This analysis produced the following noise contour projections based on soft-site conditions (note: DNL dBA is equivalent to dBA L_{dn}):

DNL 65 dBA	370 feet from centerline
DNL 70 dBA	170 feet from centerline

The Development Plan shows that lots 1 – 5 and 22 - 25 will be impacted by noise levels between DNL 65 and 70 dBA.

Suggested Solution: The applicant should provide one or more noise barriers to ensure that exterior noise levels are reduced to DNL 65 dBA within individual yards and common areas. The applicant should also commit to the use of appropriate building construction methods for noise mitigation and demonstrate that noise will be effectively mitigated onsite. Interior noise should not exceed DNL 45 dBA.

3. **Tree Preservation**

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. As requested by staff, the Development Plan now shows an area of proposed tree save in the southern portion of the site near the proposed SWM pond. Additional tree preservation may be possible along the property lines.

Suggested Solution: The applicant should submit a tree identification plan for a thirty-foot area along the perimeter of the site in order to identify additional tree save that can be accomplished along the perimeter. The Urban Forester should be consulted to make recommendations for all tree save areas.

BGD:JPG

FAIRFAX CENTER CHECKLIST

Transportation Systems

Case Number:

Plan Date:

I. AREA WIDE BASIC DEVELOPMENT ELEMENTS	Not			Comments
	Applicable	Applicable	Essential	
A. Roadways				
1. Minor street dedication and construction		X	X	X
2. Major street R.O.W. dedication		X	X	X
B. Transit				
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes	X			
2. Non-motorized access to bus or rail transit stations	X			
3. Land dedication for transit and commuter parking lots	X			
C. Non-motorized Transportation				
1. Walkways for pedestrians		X	X	X
2. Bikeways for cyclists		X	X	X
3. Secure bicycle parking facilities	X			

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS	Not			Comments
	Applicable	Applicable	Essential	
A. Roadways				
1. Major roadway construction of immediately needed portions		X	X	X
2. Signs	X			
B. Transit				
1. Bus shelters	X			
2. Commuter parking	X			
C. Non-motorized transportation				
1. Pedestrian activated signals	X			
2. Bicycle support facilities (showers, lockers)	X			
D. Transportation Strategies				
1. Ridesharing programs	X			

FAIRFAX CENTER CHECKLIST

Transportation Systems

Case Number:

Plan Date:

Not

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

FAIRFAX CENTER CHECKLIST

Environmental Systems

Case Number: --

Plan Date: --

Not

Applicable Applicable Essential Satisfied Comments

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

AREA WIDE MINOR DEVELOPMENT ELEMENTS					
	Applicable	Applicable	Essential	Satisfied	
A. Increased Open Space					
1. Non-stream valley habitat EQCs	X				
2. Increased on-site open space		X	X	X	
B. Protection of Ground Water Resources					
1. Protection of aquifer recharge areas	X				
C. Stormwater Management (BMP)					
1. Control of off-site flows	X				
2. Storage capacity in excess of design storm requirements	X				
D. Energy Conservation					
1. Provision of energy conscious site plan	X				

FAIRFAX CENTER CHECKLIST

Case Number: --

Plan Date: --

Not

Applicable Applicable Essential Satisfied Comments

IB/AREA WIDE MAJOR DEVELOPMENT PROJECTS					
A. Innovative Techniques	Applicable	Applicable	Essential	Satisfied	Comments
1. Innovative techniques in stormwater management	X				
2. Innovative techniques in air or noise pollution control and reduction	X				
3. Innovative techniques for the restoration of degraded environments	X				

FAIRFAX CENTER CHECKLIST

Provision of Public Facilities

Case Number: --

Plan Date: --

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

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS						
A. Park Dedications						
1. Dedication of parkland suitable for a neighborhood park		X				
B. Public Facility Site Dedication						
1. Libraries		X				
2. Community Centers		X				
3. Government offices/facilities						

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS						
A. Park Dedications						
1. Community Parks		X				
2. County Parks		X				
3. Historic and archeological parks		X				
B. Public Indoor or Outdoor Activity Spaces						
1. Health clubs		X				
2. Auditoriums/theaters		X				
3. Athletic fields/major active recreation facilities		X				

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number: --

Plan Date: --

Not

Applicable Applicable Essential Satisfied Comments

FAIRFAX CENTER CHECKLIST				
A. Site Considerations				
	Applicable	Essential	Satisfied	Comments
1. Coordinated pedestrian and vehicular circulation systems	X	X	X	
2. Transportation and sewer infrastructure construction phased to development construction	X	X	X	
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites	X			
4. Preservation of significant historic resources	X	X	X	Manassas Gap Rail bed on site
B. Landscaping				
1. Landscaping within street rights-of-way	X		X	Landscaped median entry way
2. Additional landscaping of the development site where appropriate	X	X	X	
3. Provision of additional screening and buffering	X	X	X	

FAIRFAX CENTER CHECKLIST				
A. Land Use/Site Planning				
	Applicable	Essential	Satisfied	Comments
1. Parcel consolidation	X	X	X	
2. Low/Mod income housing	X		X	Contribution to Housing Trust Fund
B. Mixed Use Plan				
1. Commitment to construction of all phases in mixed-use plans	X			
2. 24-hour use activity cycle encouraged through proper land use mix	X			
3. Provision of developed recreation area or facilities	X		X	

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number: --

Plan Date: --

Not
Applicable Applicable Essential Satisfied Comments

	Not Applicable	Applicable	Essential	Satisfied	Comments
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Extraordinary Innovation					
1. Site design	X				
2. Energy conservation	X				

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number: --

Plan Date: --

Not

Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
	Applicable	Applicable	Essential	Satisfied	Comments
A. Site Entry Zone					
1. Signs		X	X	X	
2. Planting		X	X	X	
3. Lighting		X	X	X	
4. Screened surface parking	X				
B. Street Furnishings					
1. Properly designed elements such as lighting, signs, trash receptacles, etc.		X	X	X	

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
	Applicable	Applicable	Essential	Satisfied	Comments
A. Building Entry Zone					
1. Signs	X				
2. Special planting	X				
3. Lighting	X				
B. Structures					
1. Architectural design that complements the site and adjacent developments	X				
2. Use of energy conservation techniques	X				
C. Parking					
1. Planting - above ordinance requirements	X				
2. Lighting	X				
D. Other Considerations					
1. Street furnishing such as seating, drinking fountains	X				
2. Provision of minor plazas		X		X	

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number: -- --

Plan Date: -- --

Not

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

FAIRFAX CENTER CHECKLIST

Summary

Case Number: --

Plan Date: --

I. BASIC DEVELOPMENT ELEMENTS

- 1. Applicable Elements 18
- 2. Elements Satisfied 18
- 3. Ratio 1.00

II. MINOR DEVELOPMENT ELEMENTS

- 1. Applicable Elements 6
- 2. Elements Satisfied 6
- 3. Ratio 1.00

III. MAJOR DEVELOPMENT ELEMENTS

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

IV. ESSENTIAL DEVELOPMENT ELEMENTS

- 1. Applicable Elements 22
- 2. Elements Satisfied 22
- 3. Ratio 1.00

V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

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

VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no

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

February 13, 2001

MEMORANDUM

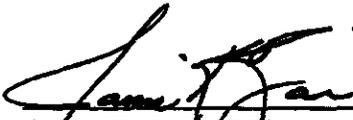
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application **RZ 00-SU-050**
FDP 00-SU-050

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 30 inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.


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

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. RZ 2000-SU-050

DATE: December 4, 2000

Some portions of the properties for the above referenced Rezoning Application (RZ) are outside the approved sewer service area, however, it appears they could be served by the "400-foot" Rule. The Rule permits staff to approve administratively the sewer extension beyond the boundary of an approved sewer service provided the extension does not exceed 400 feet, all manholes are less than twelve feet deep, and there is no pumping any part of the structures built on the properties. Detail engineering and survey need to be done to ascertain that these conditions can be met and what portions of these properties can be served.

The proposed development will be subject to Glen Alden reimbursement charges.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

February 12, 2001

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis Rezoning Application RZ
~~2000-SU-050~~ and Final Development Plan FDP 2000-SU-050

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

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

Date: 3/16/01

Case # RZ-00-SU-050

Map: 56-1,2

PU 4463

Acres: 17.99

Rezoning

From :R-1 To: PDH-2

TO: County Zoning Evaluation Branch (DPZ)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

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

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

School Name and Number	Grade Level	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Fairfax Villa 2173	K-6	514	421	431	83	486	28
Lanier 2501	7-8	775	930	964	-189	1035	-260
Fairfax 2500	9-12	2075	1869	1937	138	1999	76

II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	36	X.4	14	SF	17	X.4	7	7	14
7-8	SF	36	X.069	2	SF	17	X.069	1	1	2
9-12	SF	36	X.159	6	SF	17	X.159	3	3	6

Source: Capital Improvement Program, FY 2002-2006, Facilities Planning Services Office

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

Comments

Enrollment in the schools listed (Fairfax Villa Elementary, Fairfax High) are currently projected to be below capacity.

Enrollment in the school listed (Lanier Middle) is currently projected to be near or above capacity.

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

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


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

FROM: Lynn S. Tadlock, Director
Planning and Development Division *Kirk Holley FOR*

DATE: March 22, 2001

SUBJECT: RZ 2000-SU-050, Robertson Farm
Loc: Tax Map Parcel 56-1((1)) 42, 43 and 56-2((1)) 68

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

1. The development plan for Robertson Farm proposes 36 lots will add approximately 108 residents to the current population of Sully District. The development plan/proffers currently propose one tot lot, a garden structure, and open space trail system. The residents of this development will also need outdoor facilities including playgrounds, basketball, tennis, volleyball courts, and athletic fields.

Based on Zoning Ordinance Sections 6-110 and Section 16-404, the cost to develop outdoor recreational facilities for the population attracted to this new Planned Development Housing (PDH) site is estimated to be \$34,380. This figure is based on the Zoning Ordinance Requirement to provide facilities based on a cost of \$955 per PDH unit times the 36 non-ADU (affordable dwelling unit) residences proposed in this development.

The FCPA requests that the applicant provide \$34,380 to develop and maintain recreational facilities in a nearby park. This contribution should be provided to the FCPA.

2. Proffer #9.a. – Recreation states “prior to the issuance of the last RUP, the Applicant shall construct the tot lot, garden structure, and open space trail system as shown on the CDP/FDP for passive recreational purposes” The FCPA recommends that the proffer wording be revised to indicate that these items will be constructed prior to the 20th RUP.

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

MEMORANDUM

DATE: March 2, 2001

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

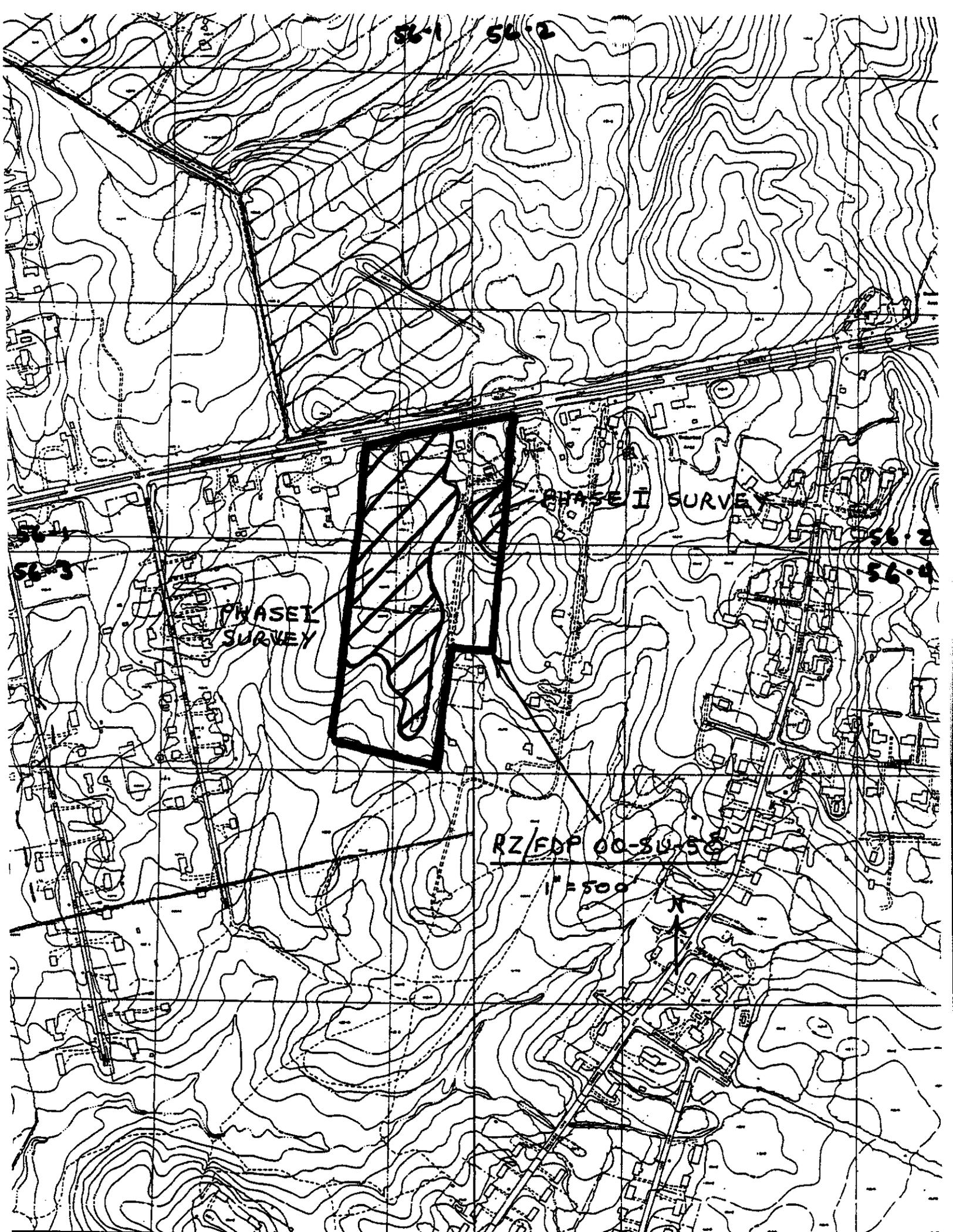
FM: Mike Johnson, Archeologist *MJ*
County Archeological Services - RMD/FCPA

RE: Archeological assessment of RZ/FDP 00-SU-50 (56-1 ((1)) 42, 43; 56-2 ((1)) 68)

We did a field visit to subject property and found that certain areas had a moderate potential for historic sites, particularly associated with the Civil War. We recommend that a phase I archeological survey be done on the areas indicated in red on the attached map. Such a survey should be done in a manner consistent with minimum standards as required by the Virginia Department of Historic Resources (VDHR) Guidelines.

If potentially significant historic or archeological resources are located we recommend that a phase II assessment and, if necessary, a phase III recovery be done. These also should be consistent with VDHR Guidelines. If such resources are locate we also request that Fairfax County Archeological Services be notified within ten days of initial clearing and be permitted to monitor the clearing and recover any artifacts and features that may be exposed.

56.1 56.2



PHASE I SURVEY

PHASE I SURVEY

RZ/EDP 00-34-50

1" = 500

ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-102 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 106 below.

1. Affordable dwelling unit developments.
2. Dwellings, single family detached.
3. Dwellings, single family attached.
4. Dwellings, multiple family.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

6-103 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PDH District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 106 below.

1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
2. Bank teller machines, unmanned, located within a multiple family dwelling.
3. Business service and supply service establishments.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

C. The keeping of all animals including wild or exotic animals as defined in Chapter 41 of The Code may be permitted with the approval of the Director of the Department of Animal Control, upon a determination that the animal does not pose a risk to public health, safety and welfare and that there will be adequate feed and water, adequate shelter, adequate space in the primary enclosure for the particular type of animal depending upon its age, size and weight and adequate veterinary care.

11. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

6-107

Lot Size Requirements

1. Minimum district size: Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

6-108

Bulk Regulations

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

6-109

Maximum Density

1. For purposes of computing density, the PDH District is divided into subdistricts in which the residential density is limited as set forth below, except that the maximum density limitations may be increased in accordance with the requirements for affordable dwelling units set forth in Part 8 of Article 2.

Subdistrict	Density
PDH-1	1 dwelling unit per acre
PDH-2	2 dwelling units per acre
PDH-3	3 dwelling units per acre
PDH-4	4 dwelling units per acre
PDH-5	5 dwelling units per acre
PDH-8	8 dwelling units per acre
PDH-12	12 dwelling units per acre

FAIRFAX COUNTY ZONING ORDINANCE

PDH-16	16 dwelling units per acre
PDH-20	20 dwelling units per acre
PDH-30	30 dwelling units per acre
PDH-40	40 dwelling units per acre

2. The Board may, in its sole discretion, increase the maximum number of dwelling units in a PDH District in accordance with and when the conceptual and the final development plans include one or more of the following; but in no event shall such increase be permitted when such features were used to meet the development criteria in the adopted comprehensive plan and in no event shall the total number of dwellings exceed 125% of the number permitted in Par. 1 above.
 - A. Design features, amenities, open space and/or recreational facilities in the planned development which in the opinion of the Board are features which achieve an exceptional and high quality development - As determined by the Board, but not to exceed 5%.
 - B. Preservation and restoration of buildings, structures, or premises which have historic or architectural significance - As determined by the Board, but not to exceed 5%.
 - C. Development of the subject property in conformance with the comprehensive plan with a less intense use or density than permitted by the current zoning district - As determined by the Board in each instance, but not to exceed 10%.

6-110 Open Space

1. The following minimum amount of open space shall be provided in each PDH subdistrict:

Subdistrict	Open Space	Affordable Dwelling Unit Development Open Space
PDH-1	25% of the gross area	Not Applicable
PDH-2	20% of the gross area	18% of the gross area
PDH-3	20% of the gross area	18% of the gross area
PDH-4	20% of the gross area	18% of the gross area
PDH-5	35% of the gross area	31% of the gross area
PDH-8	25% of the gross area	22% of the gross area
PDH-12	30% of the gross area	27% of the gross area
PDH-16	35% of the gross area	31% of the gross area
PDH-20	35% of the gross area	31% of the gross area
PDH-30	45% of the gross area	40% of the gross area
PDH-40	35% of the gross area	31% of the gross area

2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities in all PDH Districts. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$500 per dwelling unit for such facilities for rezoning applications which are accepted prior to October 3, 1997 and approved by March 24, 1998 and \$955 per dwelling unit for such facilities for rezoning

PLANNED DEVELOPMENT DISTRICT REGULATIONS

applications which are accepted subsequent to October 3, 1997 or approved after March 24, 1998, and either

- A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
- B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

6-111 Additional Regulations

- 1. Refer to Article 16 for standards and development plan requirements for all planned developments.
- 2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

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

FAIRFAX COUNTY ZONING ORDINANCE

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.

STDRMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		