



# FAIRFAX COUNTY

APPLICATION FILED: September 25, 2000  
APPLICATION AMENDED: May 23, 2001  
PLANNING COMMISSION: July 25, 2001  
BOARD OF SUPERVISORS: August 6, 2001 at 5:00 PM

V I R G I N I A

July 18, 2001

## STAFF REPORT

RZ/FDP 2000-MV-051

### MOUNT VERNON DISTRICT

**APPLICANT:** Landmark Property Development, LLC

**PRESENT ZONING:** R-2, C-8, and HC

**REQUESTED ZONING:** PDH-16 and HC

**PARCEL(S):** 101-3 ((1)) 39A, 40, 41, 42, and 43 pt.  
101-3 ((11)) 2 through 10  
101-3 ((10)) 1 through 5, 6 pt., 7 pt., 8, 9 and 10 pt.

**ACREAGE:** 14.23 acres (12.47 acres of R-2 and 1.76 acres of C-8)

**FAR/DENSITY:** 13.14 dwelling units per acre (du/ac)

**OPEN SPACE:** 35%

**PLAN MAP:** Residential, 2-3 du/ac and retail with an option for residential at 14-16 du/ac

**PROPOSAL:** Rezone the subject site from R-2, C-8 and HC to PDH-16 and HC for the development of 13 single-family detached dwellings and 174 single-family attached dwellings

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-MV-051 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of FDP 2000-MV-051 subject to the Board's approval of RZ 2000-MV-051 and the Conceptual Development Plan.

**Staff recommends that the transitional screening and barrier requirements between single-family detached and single-family attached dwellings within the development and along the periphery of the proposed development be modified to that shown on the CDP/FDP.**

**Staff recommends that the limitation on fence height be waived pursuant to Par. 8 of Sect. 16-401 to permit sections of the proposed wall along Richmond Highway to be six feet high as depicted on the CDP/FDP.**

**Staff recommends that the six-hundred (600) foot maximum length for private streets within a development be waived.**

**Staff recommends that the service drive requirement along Richmond Highway be waived.**

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

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

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



**REZONING APPLICATION /  
RZ 2000-MV-051**

**FINAL DEVELOPMENT PLAN  
FDP 2000-MV-051**

FILED 09/25/00

LANDMARK PROPERTY DEVELOPMENT, LLC

TO REZONE: 14.23 ACRES OF LAND; DISTRICT - MT. VERNON

PROPOSED: REZONE FROM THE R-2 AND C-8 DISTRICT TO THE PDM-16 DISTRICT

LOCATED: WEST SIDE OF FRYE ROAD AT MANOR DRIVE, EAST SIDE OF SKY VIEW DRIVE AT MANOR DRIVE

ZONING: C-8 R-2

TO: PDM-16

OVERLAY DISTRICT(S): NC

FILED 09/25/00

LANDMARK PROPERTY DEVELOPMENT, LLC

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

APPROX. 14.23 ACRES OF LAND; DISTRICT MT. VERNON

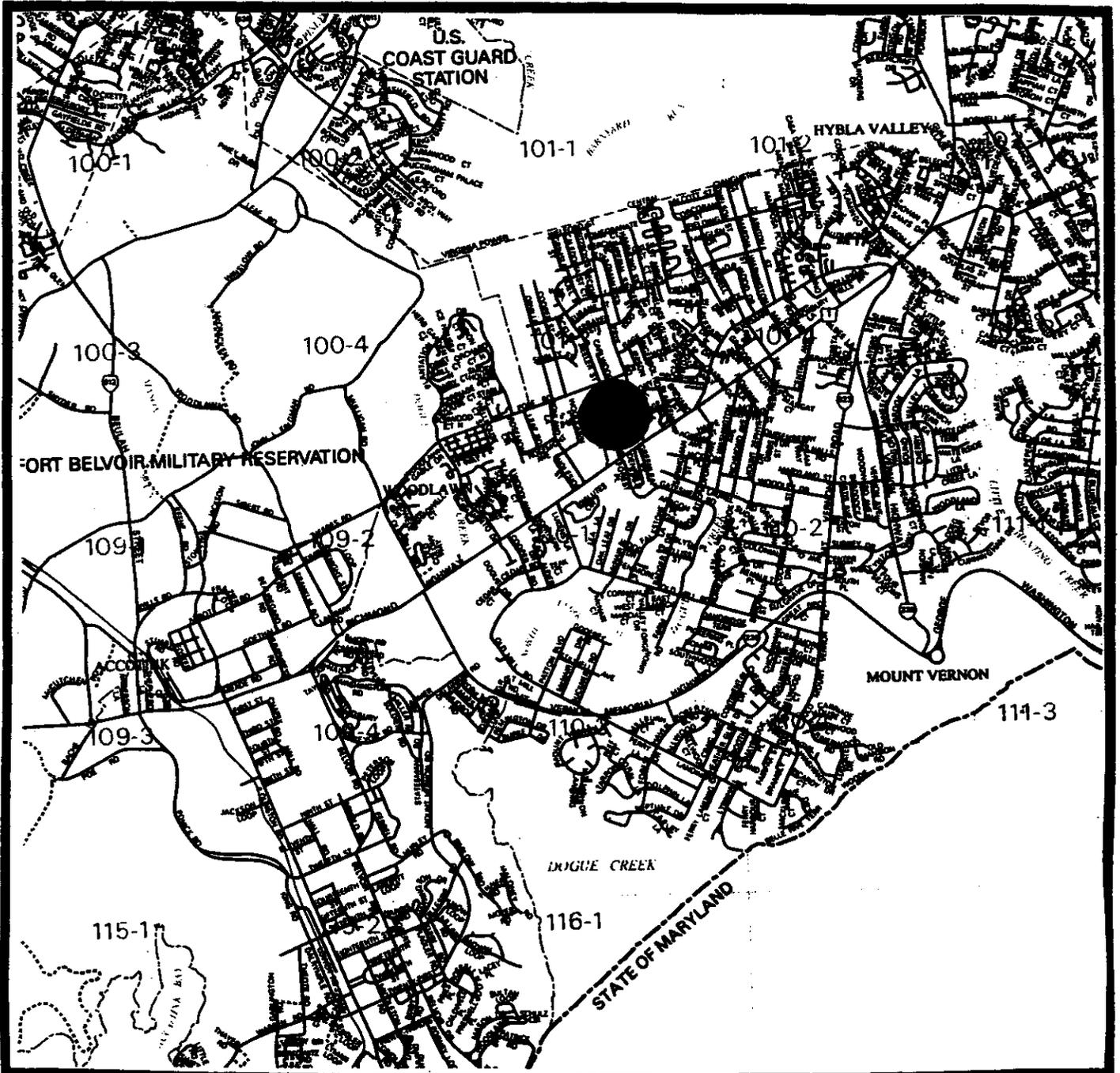
LOCATED: WEST SIDE OF FRYE ROAD AT MANOR DRIVE ON EAST SIDE OF SKYVIEW AT MANOR DRIVE

ZONING: PDM-16

OVERLAY DISTRICT(S): NC

MAP REF	101-3- /01/ /0039-A	.0040-	.0041-	.0042-	.0043
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	101-3- /10/ /0006-PT.	.0007-PT.	.0008-	.0009-	.0010 PT.
	101-3- /11/ /0002-	.0003-	.0004-	.0005-	.0006
	101-3- /11/	.0007-	.0008-	.0009-	.0010

MAP REF	101-3- /01/ /0039-A	.0040-	.0041-	.0042-	.0043
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	101-3- /11/ /0006	.0007	.0008-	.0009-	.0010



# REZONING APPLICATION /

# FINAL DEVELOPMENT PLAN

## RZ 2000-MV-051

## FDP 2000-MV-051

FILED 09/25/00

LANDMARK PROPERTY DEVELOPMENT, LLC  
 TO REZONE: 14.23 ACRES OF LAND; DISTRICT - MT. VERNON

PROPOSED: REZONE FROM THE R-2 AND C-8 DISTRICT TO THE  
 PDM-16 DISTRICT

LOCATED: WEST SIDE OF FRYE ROAD AT MANOR DRIVE, EAST  
 SIDE OF SKYVIEW DRIVE AT MANOR DRIVE

ZONING: C-8 R-2

TO: PDM-16

OVERLAY DISTRICT(S): MC

FILED 09/25/00

LANDMARK PROPERTY DEVELOPMENT, LLC  
 FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT  
 APPROX. 14.23 ACRES OF LAND; DISTRICT MT. VERNON

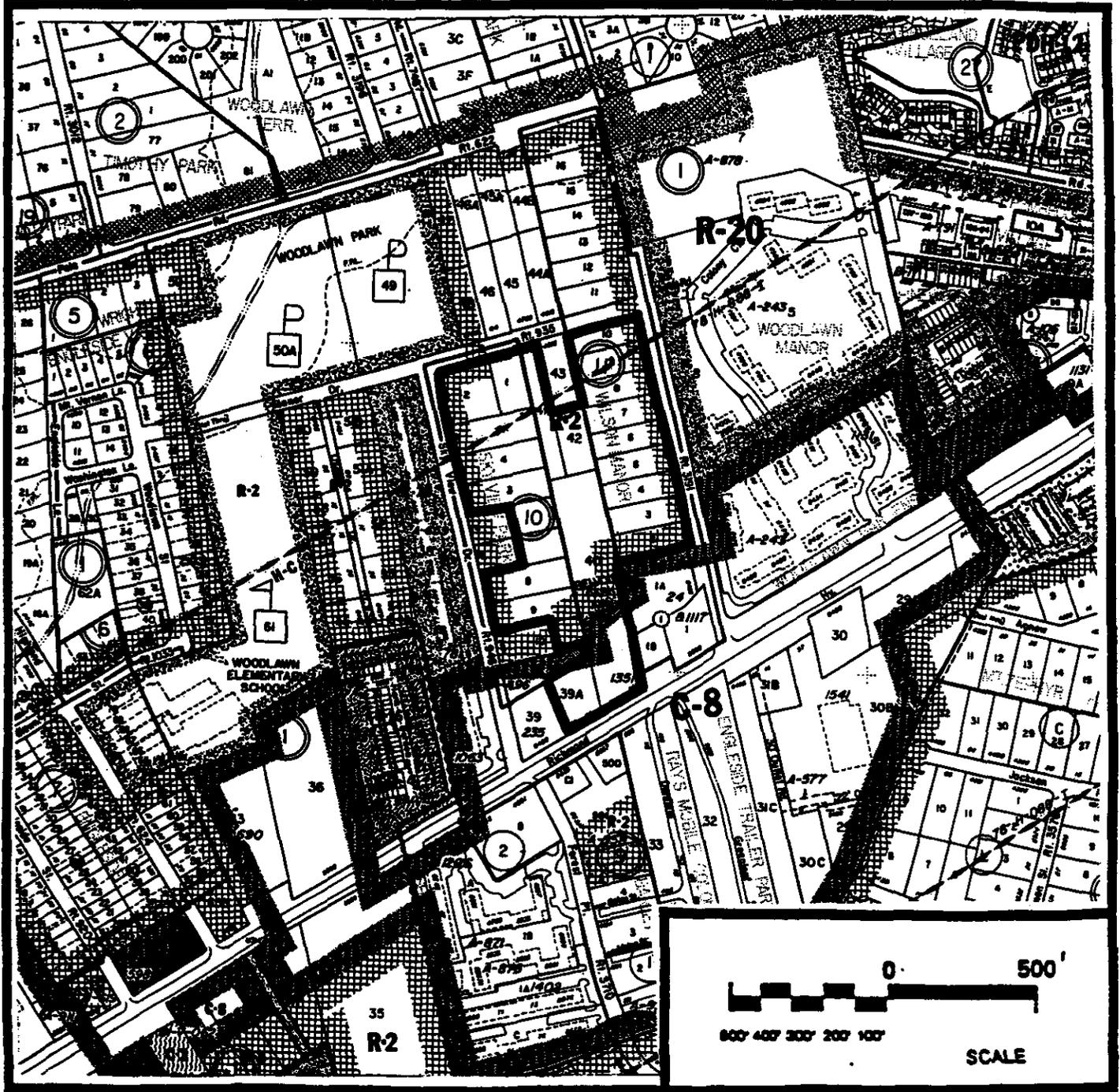
LOCATED: WEST SIDE OF FRYE ROAD AT MANOR DRIVE ON  
 EAST SIDE OF SKYVIEW AT MANOR DRIVE

ZONING: PDM-16

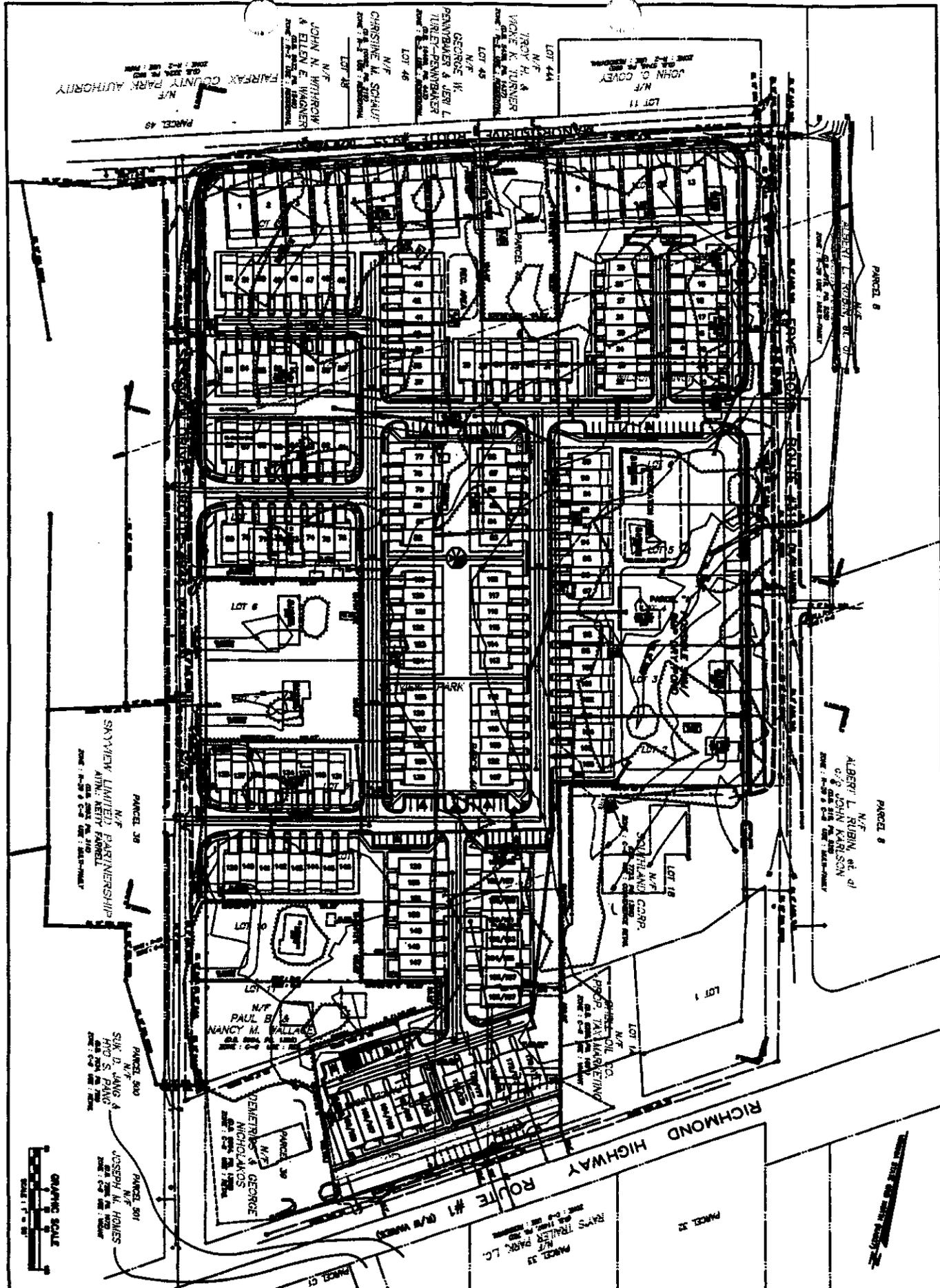
OVERLAY DISTRICT(S): MC

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	101-3- /10/ /0006-PT.	.0007 PT.	.0008-	.0009-	.0010 PT.
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	101-3- /11/	.0007-	.0008-	.0009-	.0010

MAP REF	101-3- /01/ /0039-A	.0040-	.0041-	.0042-	.0043-
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	101-3- /10/ /0006 PT.	.0007- PT.	.0008-	.0009-	.0010 P
	101-3- /11/ /0002-	.0003-	.0004-	.0005-	.0006-
	101-3- /11/ /0006	.0007-	.0008-	.0009-	.0010







NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9

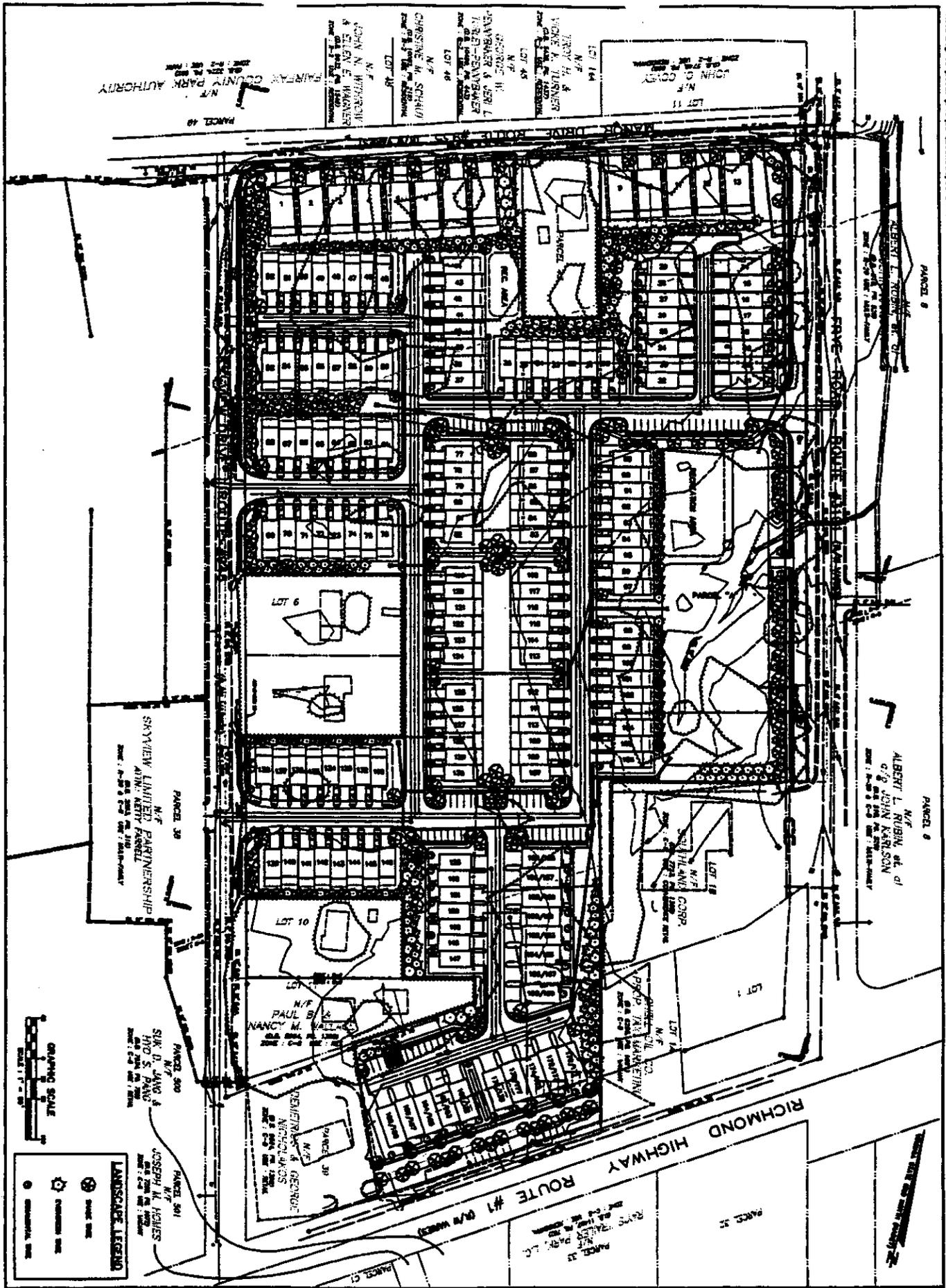


OVERALL CONCEPTUAL/  
FINAL DEVELOPMENT PLAN  
**SKYVIEW PARK**  
LIE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**CPJ** Charles P. Johnson & Associates, Inc.  
10000 Old Dominion Blvd., Suite 200  
Manassas, VA 20108  
703-761-1000







**LANDSCAPE LEGEND**

	TREE
	SHRUB
	LAWN
	WALKWAY
	PARKING
	BUILDING

**JOSEPH M. HUGHES**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**SIR D. JANG & MIND S. PARK**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**PAUL B. NANCY**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**SCOTT B. HARRIS**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**CHRISTOPHER A. SCHMIDT**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**JOHN B. COOPER**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**ALBERT L. RUBIN, et al**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**ALBERT L. RUBIN, et al**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**ALBERT L. RUBIN, et al**  
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 2010-2015/05-01-0111

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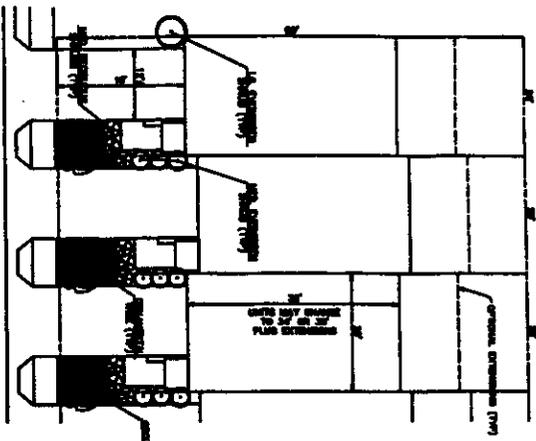
**ALBERT L. RUBIN, et al**  
 N/E  
 100 S. PARK  
 2010-2015/05-01-0111

**CONCEPTUAL LANDSCAPE PLAN**  
**SKYVIEW PARK**

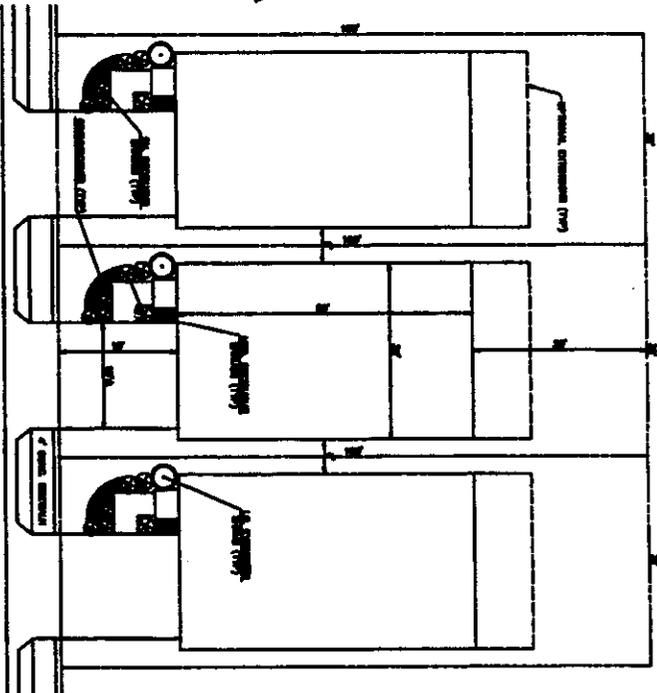
LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



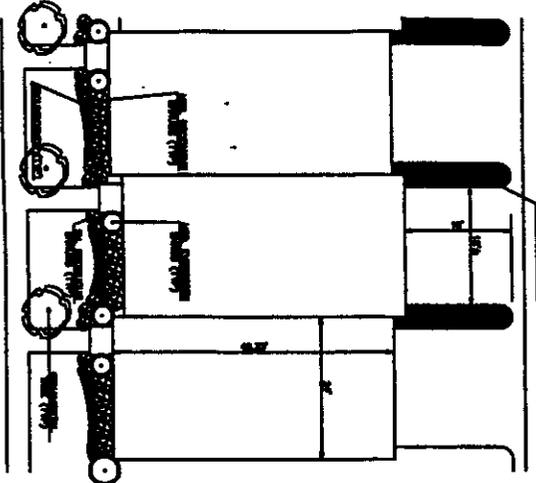
**CPJ** Charles F. Johnson & Associates, Inc.  
 10000 WOODBURN AVENUE, SUITE 200  
 FALLS CHURCH, VA 22044  
 703/441-1111



TYPICAL LANDSCAPING  
FOR LIGHT FIXTURES  
SEE TO SCALE



TYPICAL LANDSCAPING  
FOR LIGHT FIXTURES  
SEE TO SCALE



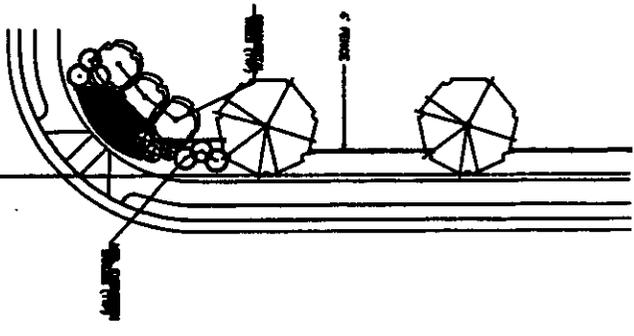
TYPICAL LANDSCAPING  
FOR LIGHT FIXTURES  
SEE TO SCALE



GAZEBO STRUCTURE  
SEE TO SCALE



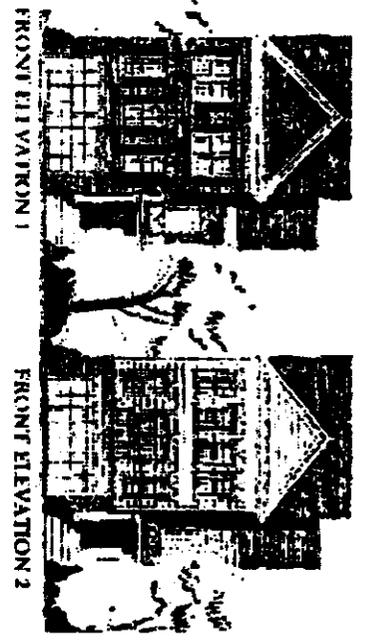
TYPICAL STREETSCAPE  
FOR RICHMOND HIGHWAY  
SEE TO SCALE



TYPICAL STREETSCAPE AND  
ENTRANCE LANDSCAPING  
SEE TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY

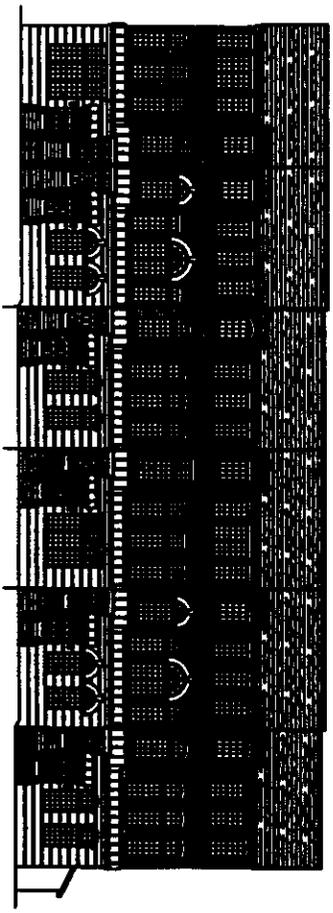
		<p>LANDSCAPING DETAILS</p> <p><b>SKYVIEW PARK</b></p> <p>LEE DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: 11/20/01</p> <p>BY: [Signature]</p> <p>CPJ Charles P. Johnson &amp; Associates, Inc. Landscape Architect</p>	
NO.	DATE	NO.	DATE	<p>1 11/20/01</p> <p>2 11/20/01</p> <p>3 11/20/01</p> <p>4 11/20/01</p> <p>5 11/20/01</p> <p>6 11/20/01</p> <p>7 11/20/01</p> <p>8 11/20/01</p> <p>9 11/20/01</p>	



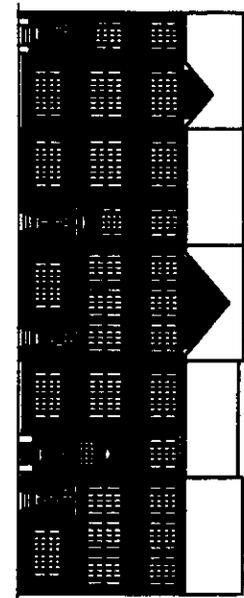
FRONT ELEVATION 1

FRONT ELEVATION 2

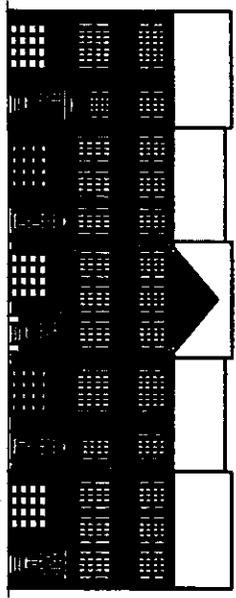
SINGLE-FAMILY DETACHED UNIT



REAR-LOAD GARAGE CONDOMINIUMS



REAR-LOAD GARAGE TOWNHOUSE



FRONT-LOAD GARAGE TOWNHOUSE

FOR ILLUSTRATIVE PURPOSES ONLY

ARCHITECTURAL ELEVATIONS

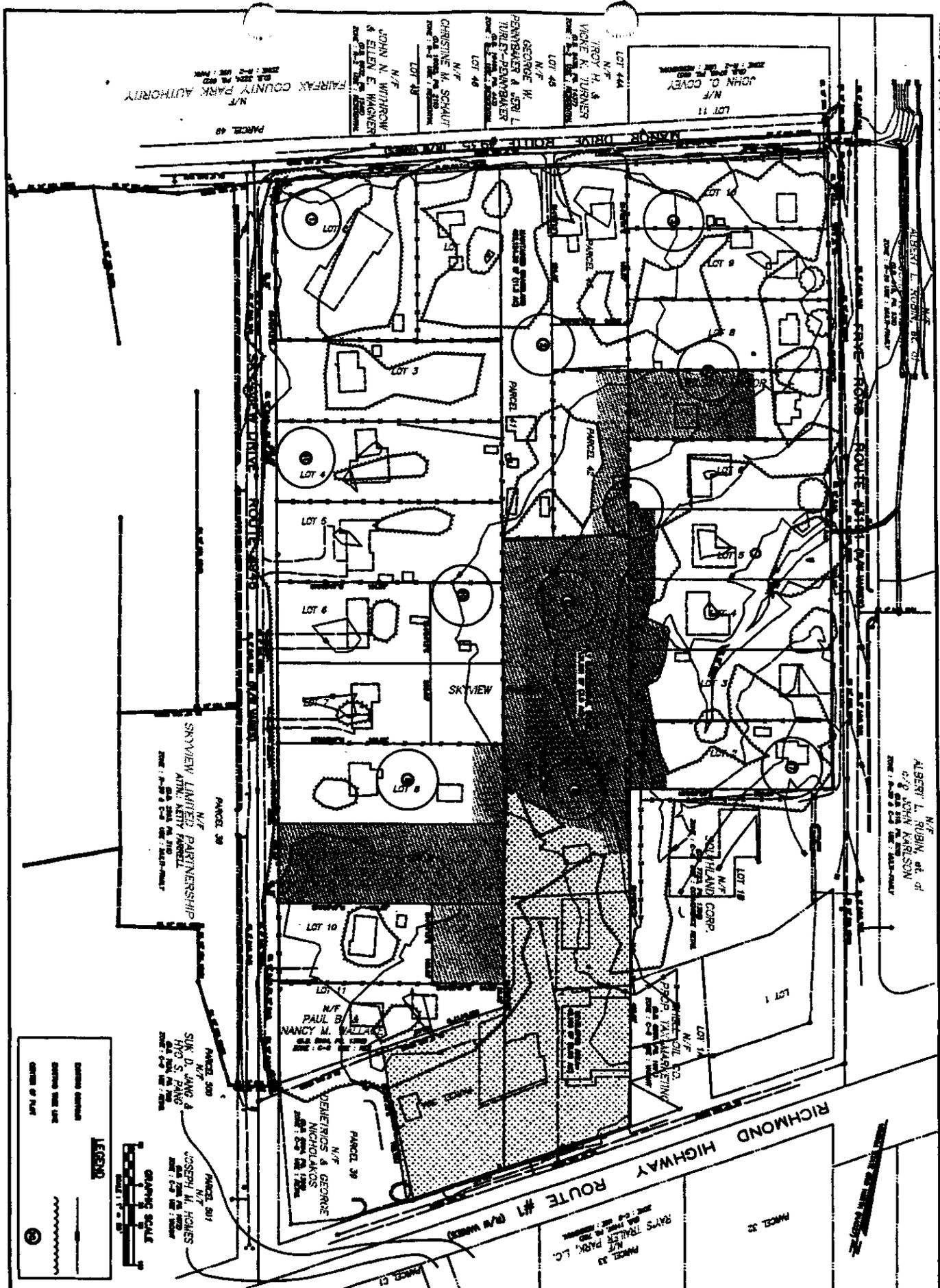
SKYVIEW PARK

LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



Charles F. Johnson & Associates, Inc.  
ARCHITECTS  
10000 WOODBURN ROAD, SUITE 100  
FAIRFAX COUNTY, VIRGINIA 22030

DATE	7
BY	9



**LEGEND**

- EXISTING VEGETATION
- EXISTING ROAD LANE
- OWNER OF LOT

**DRAWING SCALE**

1" = 20'

1	2	3	4	5	6	7	8	9
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**EXISTING VEGETATION MAP**

**SKYVIEW PARK**

LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**CPJ** Charles P. Johnson & Associates, Inc.

14700 WOODBURN DRIVE, SUITE 200, FARMERS BRANCH, VA 22031

Phone: 478/11 0030





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

**DESCRIPTION OF THE APPLICATION**

**Proposal:** The applicant seeks to rezone the subject 14.23 acre site from the R-2, C-8 and H-C Districts to the PDH-16 and H-C Districts for the development of 13 single-family detached and 174 single-family attached dwellings for an overall density of 13.14 dwelling units per acre (du/ac).

**Location:** The site, which is located now in the Mount Vernon District (previously Lee District), is bounded by Frye Road to the north, Richmond Highway to the east, Sky View Drive to the south, and Manor Drive to the west.

**Acreage:** 14.23 acres (including 12.47 acres of R-2 District and 1.76 acres of C-8 District)

**Proposed Density:** 13.14 du/ac

**Proposed Open Space:** 35%

**Proposed Waivers and Modifications:**

- Waiver of the 600 foot maximum length for a private street
- Waiver of the service drive requirement along Richmond Highway
- Waiver of the 200 square foot privacy yard requirement for single-family attached units
- Modification of the transitional screening and barrier requirements between single-family detached and single-family attached dwellings within the development and along the periphery of the proposed development to that shown on the CDP/FDP
- Waiver of the limitation on fence height to permit sections of the proposed wall along Richmond Highway to be six feet high as depicted on the CDP/FDP

**LOCATION AND CHARACTER**

The 14.23 acre application site is a consolidation of 24 parcels of land that are located in the block defined by Frye Road to the north, Richmond Highway to the east, Sky View Drive to the south, and Manor Drive to the west. With the exception of two

parcels, all of the existing land (12.47 acres) is zoned R-2 and developed with single-family detached units. The other two parcels (Parcel 39A and a portion of Parcel 40), which front on Richmond Highway, are zoned C-8 (1.76 acres) and developed with a small shopping center and a freestanding restaurant.

While the periphery of the site is developed with single-family detached units, the center of the site contains tree cover, comprised primarily of healthy landscape trees scattered around the existing dwellings. Species present include oaks, maples, cedars, hollies, and sweetgum. The portion of undisturbed interior land on Parcel 40 contains a low-quality mixed hardwood stand, approximately thirty years in age.

Portions of four parcels – Tax Map Parcels 101-3 ((11)) 6, 7, 10 and 101-3 ((1)) 43– are not included in the rezoning. These four parcels contain existing single-family detached dwellings. A discussion of these residual portions of property is discussed in the Site History section of this report below.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Residential, multifamily dwellings (Woodlawn Manor); Retail (including office, quick-service food store and service station)	R-20; C-8	Residential, 16-20 du/ac; Retail
<b>South</b>	Residential, multifamily dwellings (Sky View Apartments)	R-20	Residential, 16-20 du/ac
<b>East</b>	Residential, single-family detached; Retail (including office, quick-service food store)	C-8	Retail
<b>West</b>	Residential, single-family detached; Public Park (Woodlawn Park); Vehicle light service establishment	R-3; C-8	Residential, 2-3 du/ac; Retail

## **BACKGROUND**

### **Site History.**

There have been no previous variance, special permit, special exception, or rezoning requests on this property.

### **Comprehensive Plan Language**

On December 4, 2000, the Board of Supervisors authorized an out-of-tum plan amendment (OTPA) for the area located between Manor Drive, Richmond Highway, Frye Road, and Sky View Drive. The 17.6-acre property had been planned for community-serving retail use at 0.35 FAR along Richmond Highway and residential

use at 2 to 3 du/ac to the north. As an option, the Plan had recommended a mixed use project consisting of two-thirds residential use at 8-12 du/ac and one-third townhouse-style office/retail use up to 0.35 FAR contingent upon substantial parcel consolidation and redevelopment in conformance with the guidelines for neighborhood consolidation. The OTPA was authorized for the purpose of considering changes to the following: (1) mix of uses; (2) residential density; and (3) consolidation guidelines for the option in the Plan for this particular area. On June 11, 2001, the Board of Supervisors adopted Plan Amendment No. 2000-03, which eliminated the mixed use option and introduced a residential use option at 14-16 dwelling units per acre contingent upon some of the commercially zoned parcels along Richmond Highway being included in the consolidation and certain development conditions. These conditions are included in the Comprehensive Plan Provisions section of this report.

### **Unconsolidated Parcels**

When originally submitted, the application included all of the residentially-zoned properties within the block defined by Richmond Highway, Frye Road, Manor Drive, and Sky View Drive. While four of these parcels [Tax Map Parcels 101-3 ((11)) 6, 7, 10 and 101-3 ((1)) 43] were incorporated into the redevelopment, the Conceptual/Final Development Plan (CDP/FDP) indicated that the residual portions of these four properties would remain in the current single-family detached use. A desire was expressed to retain the potential for these properties to redevelop in the future in accordance with the recommendations for residential use contained in the Comprehensive Plan. This density, however, was not calculated into the proffered density of the development proposal. As such, under the specific provisions of the Zoning Ordinance, the only way that additional units could be developed on those four parcels in the future would be for all of the future homeowners in the proposed development to consent to a proffered condition amendment to permit the increased density. Given the almost certain impossibility that such consent would be granted, staff recommended that the applicant take the residual portions of the Tax Map Parcels 101-3 ((11)) 6, 7, 10 and 101-3 ((1)) 43 out of the rezoning application and allow them to remain zoned R-2. On May 23, 2001, the applicant amended the application in order to (among other things) delete the residual portions of Tax Map Parcels 101-3 ((11)) 6, 7, 10 and 101-3 ((1)) 43.

### **Supervisor District**

When the subject application was originally filed on September 25, 2000, it was located within the Lee District. However, on June 11, 2001, the Board of Supervisors approved a reapportionment plan to shift all or portions of 16 voting precincts to different supervisor districts. As a result of that plan, the subject site was shifted from the Lee to the Mount Vernon District.

## **COMPREHENSIVE PLAN PROVISIONS (Appendix 4)**

<b>Plan Area:</b>	Mount Vernon, Area IV
<b>Planning Sector:</b>	Richmond Highway Corridor Area

**Plan Map:** Residential, 2-3 dwelling units per acre and community-serving retail up to 0.35 FAR with an option for residential at 14-16 du/ac

**Plan Text:**

In Plan Amendment No. 2000-03, adopted by the Board of Supervisors on June 11, 2001, under the heading, "Suburban Neighborhoods between Hybla Valley/Gum Springs and Woodlawn Community Business Centers," the Comprehensive Plan states:

*20. The area located on the west side of Richmond Highway between Frye Road and Sky View Drive is planned for community-serving retail use up to .35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Plan map.*

*As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation, subject to the following conditions:*

- *Substantial parcel consolidation should be achieved including at least 75 percent of the residentially zoned area. Development at the option level should be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan;*
- *Single-family detached units should be located at the northern end of the area across from the single family detached community along Manor Drive;*
- *Effective buffering and screening should be provided by the residential development to screen it from non-residential uses and Richmond Highway. The screening should consist of barriers comprised of brick, masonry, and/or wood;*
- *Access should be provided from both Sky View Drive and Frye Road, and these two roadways should be interconnected with the internal street system for the residential development. There should be no access to Richmond Highway.*

**ANALYSIS**

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

**Title of CDP/FDP:** Sky View Park  
**Prepared By:** Charles P. Johnson and Associates, Inc.  
**Original and Revision Dates:** August 31, 2000, as revised through July 11, 2001

**Description of CDP/FDP**

<b>CDP/FDP Sky View Park</b>	
<b>Sheet #</b>	<b>Description of Sheet</b>
1 of 12	Cover Sheet; Vicinity Map; Soils Map; Site Tabulations
2 of 12	Overall Site Layout
3 of 12	Site Layout for Eastern Half of Subject Site
4 of 12	Site Layout for Western Half of Subject Site
5 of 12	Conceptual Landscape Plan; Landscape Legend
6 of 12	Possible Layout for Unconsolidated Parcels
7 of 12	Architectural Elevations for Single-Family Detached Unit (1 and 2); Architectural Elevations for Rear-Loaded Garage Townhouses; Architectural Elevations for Rear-Loaded Garage Condominiums; Architectural Elevations for Front-Loaded Garage Townhouses; Details of Proposed Walls and Fences
8 of 12	Streetscape Details
9 of 12	Typical Landscaping for Units 30-146; Typical Landscaping for Units 14-29 and 147-189; typical Landscaping for Units 1-13; Detail of Gazebo Structure; Typical Streetscape for Richmond Highway; Typical Streetscaping and Entrance Feature
10 of 12	Details of Proposed Tot Lot and Equipment
11 of 12	Existing Vegetation Map
12 of 12	Tree Cover Data

The following features are depicted on the combined CDP/FDP:

**Site Layout:** A total of 187 units are proposed at a density of 13.14 dwelling units per acre (du/ac).

Thirteen (13) single-family detached homes are proposed to front along Manor Drive. The typical landscaping detail on Sheet 7 indicates that these units would have a lot width of 36 feet with an 18-foot deep front yard and a 30-foot deep rear yard. Each unit would be separated from one another on the side by six feet. The proposed 100' by 36' lots are small and are shown to be largely occupied by the proposed dwelling unit and driveway.

Thirty-six (36) two-over-two, rear-loaded single-family attached units are proposed. These units are stacked townhouses with one townhouse on top and one below. Separate entrances for each unit are provided. Twenty of these units would front on Richmond Highway. The remaining fourteen (14) of the two-over-two units would be located just south of Tax Map Parcels 101-3 ((11)) (1) 1A and 1B, which contain an office building, quick-service food store, vehicle light service establishment, and service station. Because these units will be rear-loaded, no privacy yard is provided. The applicant is seeking a waiver of the 200 SF privacy yard requirement for these units.

The remaining 140 units would be townhouses. Proposed units 30 through 146 are front-loaded townhouses. According to the typical landscaping layout, depicted on Sheet 9 of the CDP/FDP, the lots for these townhouses would be 20-foot wide with an 18-foot long driveway at the front. The dimensions of the privacy yard to be located at the rear of these townhouses is not given. Proposed units 14 through 29 and 147 through 189 are rear-loaded townhouses. These units would be 24-foot wide, with an 18-foot long driveway, which would be wide enough for two vehicles to be parked next to one another. While these lot layouts and widths are depicted on the CDP/FDP, a note on the sheet indicates that they are for "illustrative purposes only." No privacy yard is provided for these units, for which the applicant is seeking a waiver.

Proposed elevations are depicted on Sheet 7. These architectural elevations include two designs for the proposed single-family detached units, a design for the rear-loaded garage townhouses, a design for the rear-loaded garage condominiums, and a design for the front-loaded garage townhouses.

**Access and Parking:** The subject site is accessed via Frye Road (one entrance) and Skyview Drive (two entrances). The only units which would have direct access to a public street are the thirteen (13) proposed single-family detached units which will each have a driveway on Manor Drive. The remaining units will be accessed from the proposed network of private internal streets, which would interconnect Frye Road and Sky View Drive. The proposed internal private streets would be laid out in a grid pattern, with streets either running north to south or east to west.

A total of 378 parking spaces will be provided within garages and driveways. Seventy (70) additional head-in parking spaces will also be provided in off-street parking bays.

Sidewalks will be provided on both sides of the internal private streets. The existing four-foot wide sidewalks along Frye Road, Manor, and Sky View Drives would remain. The applicant proposes a ten (10) foot wide pedestrian trail along the Richmond Highway frontage.

The applicant proposes to dedicate and construct frontage improvements along the Frye Road, Manor Drive, and Sky View Drive frontages of the property. The applicant proposes to dedicate and construct frontage improvements along the Richmond Highway frontage up to 75 feet from centerline. However, in lieu of construction, the applicant may escrow funds for these improvements, subject to approval of DPWES at the time of site plan/subdivision plat approval.

**Open Space and Landscaping:** Thirty-five percent (35%) of the site is designated as open space, which meets the open space requirement for the PDH-16 District. The applicant is seeking a waiver of the 200 square foot (SF) privacy yard for all the single-family attached units.

The open space is primarily located in three areas. A central green area, which is 34-foot in width, is located between proposed townhouse units 77 through 88 and 107 through 130 and would be furnished with a gazebo, tot lot and picnic tables. In addition, a "recreation area", approximately 9,450 square feet in size is located just

north of proposed townhouse units 89 through 95 and south of Frye Road. The applicant proposes to develop this site as a "micro-soccer field." This recreation area would also about the proposed location for any SWM/BMP facilities. Finally, a small recreation area (2,730 SF in size) is proposed just north of parcels 40 through 44. This area is identified as a "multi-purpose field"; no equipment is proposed in this area.

No tree save is proposed.

Details of the proposed streetscape along the perimeter of the site and along the site's Richmond Highway frontage are provided on Sheet 8 of the CDP/FDP. The proposed Richmond Highway streetscape is depicted to consist of an eight (8) foot wide landscape strip, a ten (10) foot wide multipurpose trail, and a seven (7) foot wide planting strip. Sheet 4 of the CDP/FDP indicates that a masonry wall four (4) feet in height would be located between the proposed units and the seven (7) foot wide planting strip. A note on the CDP/FDP indicates that twenty (20) feet from the ends of this wall, the height would gradually increase up to six (6) feet in order to transition into the six (6) foot high masonry wall proposed to be located in the side yards. The applicant is seeking a variance of the height of the wall in these sections. A detail of the proposed brick wall is depicted on Sheet 7.

Details of the proposed streetscape along Manor Drive, Frye Road and Sky View Drive, are also depicted on Sheet 8. Despite the note on Sheet 8 which states "for illustrative purposes only," the applicant has proffered to provide the depicted streetscape for all street frontages.

The applicant proposes to plant trees throughout the site, including evergreen, deciduous, and ornamental trees. The landscape legend does not indicate how large these proposed trees would be. However, the proffers indicate that all new deciduous trees will be 2.5 to 3.0 inches in caliper at the time of planting and that all new evergreen trees will be a minimum of six (6) feet in height. Sheet 7 provides typical landscaping details for the proposed units, as well as the proposed streetscape and entrance landscaping for the perimeter of the site.

The applicant proposes six (6) foot high wooden fences and/or masonry fences to separate the proposed residences from the existing commercial uses. Details of these fences are provided on Sheet 7.

**Stormwater Management:** The stormwater management/best management practices (SWM/BMP) facility is located along the Frye Road frontage, just west of the office and quick-service food store.

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

The Comprehensive Plan recommends the subject site for community-serving retail use up to 0.35 FAR and residential use at 2-3 du/ac. As an option, the Plan recommends residential use at 14-16 du/ac under certain conditions. The Plan notes that development proposals at the option level should be considered only if it is conformance with the guidelines for neighborhood redevelopment contained in

Appendix 8 of the Land Use section of the Policy Plan. One of the neighborhood redevelopment guidelines recommends that:

*Proposals must provide a traffic impact analysis, consistent with standard county traffic analysis procedures, which demonstrates that the proposal with appropriate mitigative measures will not result in an adverse traffic impact.*

Though the applicant has not provided a traffic impact analysis, this section discusses recommended measures, which the applicant should take to mitigate any adverse traffic impact that this proposal might have on the surrounding community.

**Issue: Frontage Improvements along Richmond Highway**

The Comprehensive Plan recommends that dedication of right-of-way (ROW) 75 feet from centerline and ancillary easements along the site's Richmond Highway frontage be provided. In addition, frontage improvements to include construction of one-half of a six-lane divided facility should be provided. Alternatively, staff noted that the applicant could proffer to escrow funds for these improvements.

**Resolution:**

The applicant has proffered to dedicate and construct frontage improvements along the Richmond Highway frontage 75 feet from centerline. However, in lieu of construction, the applicant may escrow funds for these improvements, subject to approval of DPWES at the time of site plan/subdivision plat approval. With this proffer commitment, this issue is now resolved.

**Issue: Sky View Drive/Richmond Highway Intersection**

The Comprehensive Plan recommends that the intersection of Richmond Highway and Sky View Drive be realigned to line up with Forest Place on the south side of Richmond Highway. Right-of-way was reserved for these improvements with the development of Parcel 39 pursuant to SE 98-L-034. Staff recommended that the applicant commit to reconstruct this intersection as recommended by the Plan.

In addition, it is anticipated that this intersection may be signalized in the future. The current uses of the subject site generate approximately 890 trips per day. The applicant's proposal would generate approximately 1,668 trips per day. Given the amount of additional traffic that the proposed development would add to this intersection, staff requested that the applicant commit to complete a warrant study prior to final site plan approval and to provide \$60,000 toward the funding of a signal at this intersection.

**Resolution:**

The applicant has proffered to provide \$20,000 toward the realignment of Richmond Highway/Sky View Drive intersection. The applicant has committed to complete a warrant study prior to final site plan approval and to provide \$60,000 toward the funding of a signal at the intersection of Sky View Drive and Richmond Highway.

Should the warrants for this light not be met within two (2) years of final bond release of the development, then these funds would be used to off-set the costs for realignment of the Richmond Highway/Sky View Drive intersection. With these proffer commitments, this issue is resolved.

**Issue: Service Drive Waiver**

Since Richmond Highway is classified by the Virginia Department of Transportation (VDOT) as a primary highway, a service drive is required by the Zoning Ordinance unless specifically waived. The applicant is requesting a waiver of the service drive requirement along the Richmond Highway frontage of the site. Given that the adjacent parcels have access to median breaks along this particular portion of Richmond Highway, the Fairfax County Department of Transportation has stated that it would not object to this waiver.

**Environmental Analysis (Appendix 6)**

As noted earlier in this report, the Comprehensive Plan notes that development proposals at the option level for residential use at 14-16 du/ac should be considered only if it is conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan. One of the neighborhood redevelopment guidelines recommends that *"the proposal must demonstrate that it will not create an adverse, long-term impact on the environment."*

This section discusses recommended measures, which the applicant could take to mitigate any adverse traffic impact that this proposal might have on the surrounding community.

**Issue: Transportation Generated Noise**

This subject site is exposed to roadway noise from Richmond 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 380 feet from centerline  
DNL 70 dBA 175 feet from centerline

This preliminary noise analysis indicates that noise levels above DNL 65 dBA will impact proposed units 170 - 187.

The CDP/FDP depicts a masonry wall up to six feet high between the existing commercial uses to the north and south of the subject site and these impacted units. Not only will these walls buffer the proposed units from the commercial uses, but the wall will also provide noise mitigation for the open space areas located to the north of units 170-171 and to the south of units 186-187. The applicant has not submitted any information, which would demonstrate that the proposed six-foot high noise wall will be sufficient to mitigate the highway noise or any information on the design of the noise wall. In order to increase the likelihood that the wall will mitigate noise to DNL

65 dBA in the outdoor recreation areas as recommended by the Comprehensive Plan, staff recommended that twenty-foot wing extensions be added to the noise wall in a roughly north-south orientation (but paralleling the property line) at either end of the wall. In addition, the words "up to" need to be stricken from the note about the six-foot height of the wall. Alternatively, staff suggested that the applicant submit a noise study to show existing, projected, and post-mitigated noise levels.

**Resolution:**

The proffers include a commitment to utilize construction techniques to reduce interior noise levels for the impacted units, located 380 feet of the existing centerline of Richmond Highway.

The proffers also include a commitment to mitigate outdoor noise levels in common open space and/or recreational areas to DNL 65 dBA. In order to ensure that exterior noise levels are reduced to DNL 65 dBA within open space and recreation areas, the applicant has committed to providing a six-foot high masonry wall adjacent to proposed units 170-171 and 186-187. In addition, twenty (20) feet from the ends of the proposed four (4) foot high wall along Richmond Highway, the wall would gradually increase up to six (6) feet in height in order to transition into the six (6) foot high masonry wall proposed to be located in the side yards. This gradual increase in height for the Richmond Highway wall will also provide exterior noise mitigation for the open space areas north of proposed units 170 and 171 and south of proposed units 186 and 187. The applicant has proffered that the proposed masonry and brick walls will be architecturally solid form the ground up with no gaps or openings.

With these proffer commitments, this issue is now resolved.

**Issue: Possible Site Contamination**

Guideline 9 requires that the development proposal demonstrate that it will not create an adverse, long-term impact on the environment. It is unclear what the past uses of this site have been. Staff believes that past uses of the site may have resulted in contaminated soil and/or groundwater on or near the site that will need to be remedied to ensure that there will be no long-term negative impacts to surface and groundwater. Staff also recommended that prior to site plan/subdivision plat approval, the applicant submit a Phase I investigation of the property 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").

**Resolution:**

The applicant has identified portions of the site which were contaminated by a previous dry cleaning operation. The applicant has proffered to comply with all conditions of the Virginia Department of Environmental Quality (VDEQ) Voluntary Remediation Program Case No. 198, former Snow White Dry Cleaners, Fort Belvoir Park and Shop, 8524 Richmond Highway. Because these conditions have not been

finalized as of yet, the applicant has proffered that a copy of these conditions will be provided with the first submission of the site plan/subdivision plat.

No information or report has been provided to staff regarding the contamination found on site and the proposed remediation program. Staff believes that this information should be provided to staff for review prior to approval of this rezoning.

**Issue: Light Pollution**

The location and types of outdoor lighting that are proposed for this site were not depicted on the CDP/FDP. As such, staff recommended that all exterior lighting provided be focused directly on parking/driving areas and sidewalks so that no lighting would project beyond the property line. Full cut-off lighting should be provided for all proposed outdoor lighting. Outdoor lighting for property name signage should be designed to minimize glare by directing any light downward on the sign rather than upward or horizontally.

**Resolution:**

The applicant has proffered that all lighting shall feature cutoff shielding and shall be directed downward to minimize off-site glare to adjacent residential uses. All lighting for the site shall be of similar style, material and color. With this proffer commitment, this issue is now resolved.

**Issue: Trails**

The Countywide Trails Plan shows a proposed trail along Richmond Highway. The Plan calls for the trail to be located on the west side of the road. The CDP/FDP depicts a ten (10) foot wide pedestrian trail along Richmond Highway. Therefore, this issue is resolved.

**Urban Forestry Analysis (Appendix 7)**

**Issue: Tree Preservation**

Tax Map Parcels 101-3 ((10)) 6 and 7 contain numerous willow oaks, magnolias, and other high-quality mid-aged overstory trees. The Urban Forestry Division believes that saving these existing trees would be highly desirable and would create an attractive passive recreation area without any major alterations except for the removal of the existing structures. Other than these trees, the Urban Forester found no other opportunities for tree preservation.

Since preservation of existing trees is limited under this proposal, the Urban Forester also recommended that if the applicant could not preserve the trees described above, that the applicant provide a higher percentage of tree cover through planting than is required by the Zoning Ordinance. It should be noted that the Zoning Ordinance requires fifteen percent (15%) tree cover in the PDH-16 District.

**Resolution:**

Though the Policy Plan calls for protecting and restoring some tree cover during development, the CDP/FDP does not depict any proposed tree save. No proffer commitments have been made for tree preservation. Furthermore, the applicant has not committed to provide additional tree cover over and above the Zoning Ordinance requirement of 15%. Staff continues to strongly recommend that the applicant commit to provide additional tree cover over and above the 15% requirement.

**Public Facilities Analysis****Sanitary Sewer Analysis (Appendix 8)**

The sanitary sewer analysis states that the existing sanitary sewer lines in the vicinity of the subject site have adequate capacity to provide sewer service for the proposed development. There are no sanitary sewer issues associated with this request.

**Water Service Analysis (Appendix 9)**

The application property is located within the franchise area of the Fairfax County Water Authority. Adequate domestic water service is available at the site from an existing eight (8) inch main located at the property. Depending upon the configuration of the on-site water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

**Fire and Rescue Analysis (Appendix 10)**

The application property is serviced by the Fairfax County Fire and Rescue Department Station #24, Woodlawn. Preliminary analysis indicates that the application, as presented, currently meets fire protection guidelines. There are no Fire and Rescue issues associated with this request.

**Schools Analysis (See Appendix 11)**

The schools analysis indicates that the proposed development would produce eleven (11) elementary school students, which is one student more than the current zoning would produce. The analysis also indicated that the proposed development would produce two (2) intermediate school students, and four (4) high school students, neither of which would exceed the number of students which the current zoning would produce. Woodlawn Elementary School is expected to exceed capacity through the 2005 – 2006 school year; however, Whitman Middle and Mount Vernon High Schools are not. It should be noted that this analysis does not take into account the potential impact of other pending proposals that could affect the same schools.

The applicant has proffered to contribute \$150 per dwelling unit or \$29,000, whichever sum is greater, to a construction fund for the improvement of the schools, which will serve the proposed development.

**Stormwater Planning Analysis (Appendix 12)**

The stormwater planning analysis states that there are no downstream complaints on file pertaining to the outfall for this property. Two (2) channel restoration and stabilization projects are located approximately 2,000 and 3,000 feet downstream of the site. This analysis also recommends that the applicant should provide on-site stormwater detention as required in Public Facilities Management Section 6-0300 and should depict the location of on-site stormwater control facility on the CDP/FDP. In addition, the analysis recommends that the applicant should commit to providing stormwater detention within the proffers. The CDP/FDP depicts the possible location of the on-site SWM/BMP facility.

**Park Authority Analysis (Appendix 13)**

A proportional cost of \$178,585 was requested for the recreational needs of the proposed community, which is equivalent to the Zoning Ordinance requirement of nine-hundred-fifty-five dollars (\$955) per dwelling unit. The applicant has proffered to expend the equivalent of \$1,050.00 per residential unit on on-site recreational facilities, including a community gathering area with gazebo, outdoor seating, picnic tables, and a tot lot. In the event that the value of the on-site recreation facilities does not equal or exceed the sum of \$1,050 per unit, then the applicant shall contribute the difference between the value of the recreational improvements and the \$955 per unit to the Fairfax County Park Authority for the provision of recreational facilities in Woodlawn Park.

**Land Use Analysis (Appendix 4)****Issue: Conformance with the Comprehensive Plan**

The Comprehensive Plan recommends the subject site for residential use at 14-16 dwelling units per acre as an option so long as:

- Some of the commercially-zoned parcels along Richmond Highway are included in the consolidation;
- Substantial parcel consolidation of at least 75 percent of the residentially zoned area is achieved;
- Single-family detached units are located across from the existing single-family detached units along Manor Drive;
- Access is provided from Sky View Drive and Frye Road with no access to Richmond Highway;
- Effective buffering and screening should be provided by the residential development to screen it from non-residential uses and Richmond Highway; and
- The proposed development is conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan.

The application seeks to rezone the subject site to PDH-16 with a proposed density of 13.14 dwelling units per acre. The application consolidates more than 75% of the residentially-zoned area and includes commercial properties along Richmond Highway. In addition, single-family detached units are proposed to be located across from the existing single family detached homes located along Manor Drive. Finally, access to the site is proposed from Sky View Drive and Frye Road; no direct access from Richmond Highway is proposed.

The CDP/FDP depicted a perimeter screening of wood fence or masonry wall adjacent to non-residential uses and Richmond Highway. However, the width of the buffer area varies greatly, with units located as close as ten (10) feet to commercially-zoned and used properties. These commercial properties include a vehicle light service station, a service station, an office and a quick-service food store. Given the intense nature of these existing businesses, staff believes that a larger buffer should be provided between these units and the commercial properties in order to mitigate the impacts that these businesses might have on the future residences. As such, staff recommends that the applicant consider eliminating or relocating those units within 15 feet of commercially zoned properties. Staff also recommended that the applicant provide a detail of the proposed landscaping and screening treatments, including the six (6) foot high wood fence or masonry wall, as described on the CDP/FDP.

#### **Resolution:**

In order to increase the distance between the proposed units and the commercial properties, the applicant has eliminated one of the two-over-two units. With the elimination of this unit, the applicant was able to increase the distance between the proposed units and the commercial properties from 15 to 20 feet. The applicant has also provided details of the proposed wood fences and masonry walls. Finally, the applicant proposes to landscape between the units and the commercial properties. Staff believes that the proposed landscaping and masonry wall will buffer and screen the proposed units from the non-residential uses along Richmond Highway. However, staff believes that additional distance between the proposed units and the commercial properties (above and beyond 20 feet) would provide better buffering for the future residents.

#### **Issue: Conformance with the Guidelines for Neighborhood Redevelopment**

The Comprehensive Plan recommends that development at the 14 to 16 du/ac option level be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan. Staff reviewed the application for conformance with these guidelines and found that the application satisfied all of these guidelines with the exception of Guidelines 5, 7, and 9. An Out-of-Turn Plan Amendment was authorized and approved for the proposed neighborhood consolidation, which included 75% of the property owners. The applicant has proffered a contribution to the Housing Trust Fund. The proposed development would provide additional housing in the Richmond Highway Corridor (a plan objective for this area).

Guideline 5 requires that development proposals provide a traffic impact analysis which demonstrates that the proposal with appropriate mitigate measures will not result in an adverse traffic impact. Conformance with this guideline is discussed under the Transportation Analysis.

Guideline 9 requires that the development proposal demonstrate that it will not create an adverse, long-term impact on the environment. Conformance with this guideline is discussed under the Environmental Analysis.

Guideline 7 requires that the development proposal demonstrate that the scale and intensity of development, anticipated with the replanning, is compatible with adjacent land uses and/or neighborhoods and that it will not create an adverse, long-term land use precedent for change on nearby properties. Staff believed that the proposed residential development provided a transition between two existing multifamily apartment complexes and an existing single-family detached neighborhood. However, staff was also concerned that the proposed residences were not compatible with the adjacent commercial uses along Richmond Highway, particularly given the intense nature of these existing businesses.

**Resolution:**

In order to address the issue of compatibility between the proposed residences and the existing commercial uses along Richmond Highway, the applicant proposes to buffer and screen the residential uses with a six (6) foot masonry wall and 20 feet of landscaping between the proposed residences and the commercial uses. Staff believes that this buffering and screening addresses this issue and that this guideline is now satisfied. However, as noted earlier in this section, staff continues to strongly recommend that the applicant provide a greater distance between the proposed residences and the existing commercial uses.

**Issue: Streetscape**

The Comprehensive Plan recommends that the applicant provide streetscaping consistent with the streetscape recommendations for the Richmond Highway Corridor Area, including an eight (8) foot wide landscape strip, a ten (10) foot wide multipurpose trail, and a seven (7) foot wide planting strip along Richmond Highway.

**Resolution:**

The proposed streetscape along Richmond Highway is consistent with the Comprehensive Plan streetscape guidelines for Richmond Highway. In addition, the applicant has proffered to provide an integrated streetscape for the site's frontage along Manor Drive, Frye Road and Sky View Drive, as depicted on Sheet 8 of the CDP/FDP. Therefore, this issue is now resolved.

**Issue: Utilities**

The Comprehensive Plan recommends that all utility distribution lines be placed underground.

**Resolution:**

Aboveground utilities are located along the west side of Richmond Highway between Frye Road and Sky View Drive. The applicant does not wish to underground the utilities until the entire block between Frye Road and Sky View Drive can be completed. For that reason, the applicant proposes to install an underground conduit for future utility use prior to the issuance of the first Residential Use Permit (RUP). The exact placement of the conduit would be subject to approval by Virginia Power. With this proffer commitment, this issue is now resolved.

**Issue: Unconsolidated Parcels**

As noted in the History section of this report, not all of the residential parcels within the block defined by Frye Road, Richmond Highway, Manor Drive and Sky View Drive are included within this rezoning application. Under the applicant's redevelopment proposal, the rear portions of these four properties are incorporated into the redevelopment but the residual of the properties are proposed to remain in the current single family detached use. By leaving the residual of these properties out of the rezoning, the potential for these properties to redevelop in the future is retained. Because four of the single-family detached homes (Parcel 11 and the residual of Parcels 6, 7, and 10) will be surrounded by single-family attached units under the applicant's proposed development, staff requested that the applicant provide a sketch of how these parcels could redevelop in the future in accordance with the recommendations for residential use contained in the Comprehensive Plan. (Because the single-family detached dwelling to remain on the residual of Parcel 43 will be adjacent to the single-family detached units under the proposed application, staff did not request a redevelopment sketch of this parcel.)

**Resolution:**

The applicant has depicted a proposed site layout for these parcels on Sheet 6 of the CDP/FDP. So that some existing trees on Parcels 6 and 7 near Skyview Drive could be preserved under future development, the applicant has proffered to provide these parcels with interparcel access through the proposed development. The applicant has also proffered that these parcels could join the proposed homeowners' association at a later date. With these proffer commitment, this issue is resolved.

**Issue: Building and Site Design Elements**

The Comprehensive Plan recommends that, in order to ensure that new buildings do not adversely impact adjacent neighborhoods, that the proposed building mass be compatible with other surrounding uses through the use of tapered building heights, appropriate setbacks, and transitional screening and barriers. The Plan also recommends that, where feasible, architectural features be incorporated at the street level which relate to human size and increase the pedestrian comfort level. Such features could include trees, benches, special pavement treatments, and browsing areas to visually soften the harder architectural features of the building and create an attractive, pedestrian-friendly environment. Finally, the Plan recommends that, where

feasible, an architectural design be provided which is visually coherent, respects the surrounding neighborhood style, scale and character.

**Resolution:**

Staff believes that the proposed building mass will be compatible with the other surrounding residential uses. The two-over-two single-family attached units are proposed to be located adjacent to existing commercial properties. The site gradually scales down in intensity as it moves north toward Manor Drive, with townhouses in the center of the site and single-family detached units along Manor Drive. Where the proposed townhouses will abut the existing single-family detached units along Sky View Drive, the applicant proposes a landscaped buffer and a six (6) foot high wooden fence. The applicant has proffered architectural elevations of the proposed units, which staff finds to be compatible with the surrounding neighborhood in terms of style, scale and character.

In order to create an attractive, pedestrian-friendly environment, the applicant is providing the full Richmond Highway streetscape, including an eight (8) foot wide landscape strip, a ten (10) foot wide multipurpose trail, and a seven (7) foot wide planting strip. Finally, in order to define the proposed new development, the applicant proposes a streetscape/landscaping treatment along the entire periphery of the site.

With these proffer commitments, staff believes that this issue is resolved.

**Residential Development Criteria**

The Comprehensive Plan designates a density range of fourteen (14) to sixteen (16) dwelling units per acre. The proposed density of 13.14 dwelling units per acre is below the recommended Plan density for this site; therefore, the Residential Development Criteria do not apply.

**ZONING ORDINANCE PROVISIONS (See Appendix 14)**

In order to complement development on adjacent properties, Par. 1 of Sect. 16-102 (Planned Development Design Standards) requires that 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. In this case, the zoning district which most closely characterizes the proposed development is the R-16 Zoning District.

Standard	Requirement or Guideline	Provided
<b>Bulk Standards</b>		
District Size (PDH)	Minimum 2 Acres	14.23 Acres

<b>Standard</b>	<b>Requirement or Guideline</b>	<b>Provided</b>
Lot Size (PDH)	N/A	-----
Building Height (R-16)	Max. 35 ft.	Max. 35 ft.
Front Yard (R-16, Guideline Only)	Controlled by a 15 degree angle of bulk plane, but not less than 5 feet	15 feet (Units 170-187 to Richmond Highway)
Side Yard (R-16, Guideline Only)	Controlled by a 15 degree angle of bulk plane, but not less than 10 feet	10 feet [Unit 147 to Tax Map Parcel 101-3 ((11)) 11]
Rear Yard (R-16, Guideline Only)	Controlled by a 15 degree angle of bulk plane, but not less than 20 feet	20 feet [Units 131-146 to residual of Tax Map Parcels 101-3 ((11)) 7 and 10]
Open Space (PDH-16)	Min. 35% of the Gross Area	35%
<b>Parking</b>		
Parking Spaces	431 spaces	378 spaces in garages and/or driveways + 70 spaces in proposed parking bays = 448 spaces

**Waivers and Modifications**

**Transitional Screening and Barrier Requirements**

Transitional screening requirement 1 (a 25-foot wide strip of open space) and barrier requirement A or B (a four-foot high wall) is required between single-family detached and single-family attached dwellings within the development and along the periphery of the proposed development. The applicant is seeking a modification of these requirements to the landscaping and barriers depicted on the CDP/FDP.

Par. 3 of Sect. 13-304 states that transitional screening and barrier requirements may be modified where the building, a barrier and/or the land between that building and property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

Par. 5 of Sect. 13-304 states that transitional screening and barrier requirements may be waived or modified where the adjoining land is designated in the adopted comprehensive plan for a use which would not require the provision of transitional screening between the subject site and the adjoining land.

Within the development, transitional screening requirement 1 and barrier requirement A and B are required between the proposed single-family attached and the proposed single-family detached along Manor Drive. The applicant seeks to modify those requirements in favor of a single row of evergreen and deciduous trees per Par. 3 of

Sect. 13-304. Given that these units are within the same development and will be architecturally compatible, staff supports the requested modification of the transitional screening and barrier requirements within the proposed development.

Along the periphery of the proposed development, transitional screening requirement 1 and barrier requirement A or B are required between the proposed single-family attached units which abut those single-family detached units along Sky View Drive, which are proposed to remain. Though the single-family detached units are proposed to remain, these parcels could redevelop with single-family attached units under the Comprehensive Plan. Per Par. 5 of Sect. 13-304, the applicant proposes to modify the transitional screening and barrier requirement to permit a fifteen (15) foot wide strip of landscaping and a six-foot high wooden fence. Staff believes that the orientation of the proposed units and the proposed landscaping and barriers will minimize any adverse impact that the single-family attached units might have on the existing single-family detached units. Therefore, staff supports the requested modification of the transitional screening and barrier requirements.

#### **Waiver of the 200 Square Foot Privacy Yard for Single-Family Attached Units**

The applicant has requested a waiver of the 200 square foot minimum privacy yard requirement for all of the proposed single-family attached units. The applicant notes that the proposed rear-loaded garage units (proposed units 14-29 and 147-187) are not designed to have a rear privacy yard. However, the applicant is also requesting a waiver of the 200 sq. ft. privacy yard for the conventional front garage loaded townhouse units. In support of the requested waiver, the applicant notes that an optional room will be offered for the conventional single-family attached units, which, if constructed, would reduce the size of the yard. Finally, the applicant states that in order to provide as much usable public open space as possible, a reduction in the size of privacy yards, will be required.

Staff does not believe that the applicant has justified a waiver of the privacy yard for all units. Staff supports a waiver of the privacy yard for the rear-loaded garage units (proposed units 14-29 and 147-187). However, staff does not support the requested waiver for the remaining single-family attached units. While the applicant meets the open space requirement for the PDH-16 District (35%), much of this open space is not available to the residents for recreation use. Furthermore, staff does not believe that the privacy yard should be sacrificed for the sake of a larger unit. Finally, it would appear that the applicant is seeking to reduce the size of the privacy yard in order to meet the open space requirement. For those reasons, staff does not support the waiver as requested.

#### **Waiver of the 600 foot Maximum Length of Private Streets**

The applicant has requested a waiver of the 600 foot maximum length of private streets. Private streets are found in many developments in order to allow more flexibility in the layout of the site. Since the applicant has proffered that the private streets shall conform to the pavement thickness standards for public streets as set forth in the Public Facilities Manual (PFM) and to disclose in writing to prospective

purchasers that the HOA will be responsible for private street maintenance, staff supports the waiver.

### **Waiver of the Limitation on Fence Height**

The applicant is seeking a waiver of the limitation on fence height per Par. 8 of Sect. 16-401 to permit portions of the proposed wall along Richmond Highway to be six (6) feet high as depicted on the CDP/FDP. Under the applicant's proposal, only the end portions of the wall would be between four and six feet where the wall would gradually increase in height in order to connect to the six-foot high masonry wall adjacent to proposed units 170-171 and 186-187. In addition to providing a transition between walls, the gradual increase in height in the sections of this wall will also provide exterior noise mitigation for the open space areas north of proposed units 170-171 and south of proposed units 186-187.

## **OTHER ZONING ORDINANCE REQUIREMENTS:**

### **Planned Development Requirements**

#### **Article 6**

According to the Zoning Ordinance, PDH Districts are intended to encourage innovative and creative design and are to be designed, in part, to *"ensure 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; and to encourage the provision of dwellings within the means of families of low and moderate income..."* PDH districts also provide the opportunity to develop a site with more open space than would be required in a conventional zoning district.

PDH Districts provide the opportunity to develop a site with more open space than would be required in a conventional zoning district. This site provides 35% open space, which meets the 35% requirement for the PDH-16 District. Staff believes that the proposed site layout promotes high standards in layout by proposing a development which fit into the existing fabric of the surrounding community. The proposed internal street system will interconnect with the surrounding streets. A mix of unit types is proposed, which graduates in density in order to integrate with the surrounding neighborhood. In addition, this mix of unit types will provide an opportunity for additional housing in the Richmond Highway Corridor, which is a Plan objective.

The proposed 14.23-acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 13.14 dwelling units per acre falls within the maximum density of sixteen (16) du/ac for the PDH-16 District (Sect. 6-109).

Section 6-110 requires thirty-five percent (35%) open space in a PDH-16 development, which the application provides.

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or escrow with DPWES cash for use by the future homeowners association to construct the facilities. The applicant has proffered to provide recreational facilities and/or cash equal to the proportional cost of to \$1,050 per dwelling unit.

### **16-101 Planned Development 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.*

As noted in the Land Use Analysis, the proposed development proposes a density that is just under that recommended by the Plan and is compatible with the adjacent residential development. The proposed units are distributed over the subject site, with the higher density oriented to Richmond Highway and the lower density along Manor Drive, adjacent to existing single-family detached residences. The applicant proposes landscaping and a masonry wall to buffer the proposed residences from the adjacent commercial uses. The applicant has made proffer commitments toward transportation improvements, parks, and school in order to mitigate the impact of the proposed development. Therefore, this standard has been satisfied.

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.*

The stated purpose and intent of the planned development district is 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's regulations are designed to insure ample provision and efficient use of open space, and to promote high standards in the layout, design and construction of residential development", among others.

The proposed layout creates an urban environment and a mix of housing types, including single-family detached dwellings and two types of single-family attached dwellings. Through the use of interconnecting streets and an appropriate graduation of density, staff believes that the proposed site layout integrates well with the surrounding neighborhood. The applicant has proffered architectural elevations of the proposed units, which staff finds to be compatible

with the surrounding neighborhood in terms of style, scale and character. In addition, the proposed layout proposes small areas of open space throughout the site, including two open areas, which would serve children seeking to play games, and a 34-foot wide open space area which would be furnished with a tot lot and picnic area. Finally, the applicant has committed an integrated streetscape/landscaping plan along the perimeter of the site to define the proposed development. Therefore, this standard has been satisfied.

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.*

Trees are the most prominent natural feature present on the site. As noted in the Urban Forestry Analysis, only Tax Map Parcels 101-3 ((10)) 6 and 7 contain trees worthy of preservation. The applicant does not propose to preserve these trees. As such, staff believes that the applicant should commit to provide additional tree cover over that required by the Zoning Ordinance to compensate for the loss of these trees.

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.*

The applicant proposes a development, which is compatible with the surrounding residential neighborhoods. For those residential properties that were not included in the proposed consolidation, the applicant has designed the site in such a way that they can redevelop at a later date. A future layout for how these unconsolidated parcels could be incorporated into the future development is included on Sheet 6 of the CDP/FDP. Furthermore, the applicant has proffered to provide these parcels with interparcel access to the internal street system. Therefore, this standard is resolved.

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.*

Staff's analysis has determined that the above listed facilities and services are available and adequate for the use.

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.*

The proposed site layout provides a network of private internal streets, which would interconnect Frye Road and Sky View Drive. The application also provides sidewalks throughout the site, which will provide access to all sections

of the proposed development, as well as to other sidewalks in the rest of the community. These sidewalks are appropriate to the scale of the development. Finally, the applicant is providing a ten (10) foot wide multipurpose trail along Richmond Highway.

### **16-102 Planned Development Design Standards**

Whereas it is the intent of the P-District to allow flexibility in the design of all planned developments, design standards were established to review such rezoning applications. The following design standards 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.*

The planned development meets the setback requirements for the R-16 zoning district – the zoning district which most closely characterizes the proposed development – at the periphery (see the Zoning Ordinance Provisions section of this report). Therefore, this standard has been satisfied.

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.*

The applicant meets the PDH-16 open space requirement of 35%. Therefore, this standard has been satisfied. However, staff believes that the applicant should provide the full 200 square foot privacy yard for those front-loaded single-family attached dwellings.

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.*

The proposed site layout provides a network of private internal streets, which would interconnect Frye Road and Sky View Drive. These streets will conform to the pavement thickness standards for public streets as set forth in the Public Facilities Manual (PFM). The application also provides sidewalks throughout the site, which will provide access to all sections of the proposed development, as well as to other sidewalks in the rest of the community. Finally, the applicant is providing a ten (10) foot wide multipurpose trail along Richmond Highway.

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

Staff finds that the application has satisfied the applicable Zoning Ordinance provisions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the subject application is in conformance with the Comprehensive Plan conditions for development at the 14-16 du/ac option and the Zoning Ordinance. However, staff would strongly recommend the following:

- Given that no tree save is proposed, additional tree cover should be provided above and beyond the tree cover requirement of 15%.
- While the proposed landscaping and masonry wall will buffer and screen the proposed units from the non-residential uses along Richmond Highway, additional distance between the proposed units and the commercial properties (above and beyond 20 feet) would provide better buffering for the future residents.
- A 200 square foot privacy yard for those front-loaded single-family attached units.

### **Recommendation**

Staff recommends that RZ 2000-MV-051 and the Conceptual Development Plan be approved subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff also recommends that FDP 2000-MV-051 be approved subject to the Board's approval of RZ 2000-MV-051 and the Conceptual Development Plan.

Staff recommends that the transitional screening and barrier requirements between single-family detached and single-family attached dwellings within the development and along the periphery of the proposed development be modified to that shown on the CDP/FDP.

Staff recommends that the limitation on fence height be waived pursuant to Par. 8 of Sect. 16-401 to permit sections of the proposed wall along Richmond Highway to be six feet high as depicted on the CDP/FDP.

Staff recommends that the six-hundred (600) foot maximum length for private streets within a development be waived

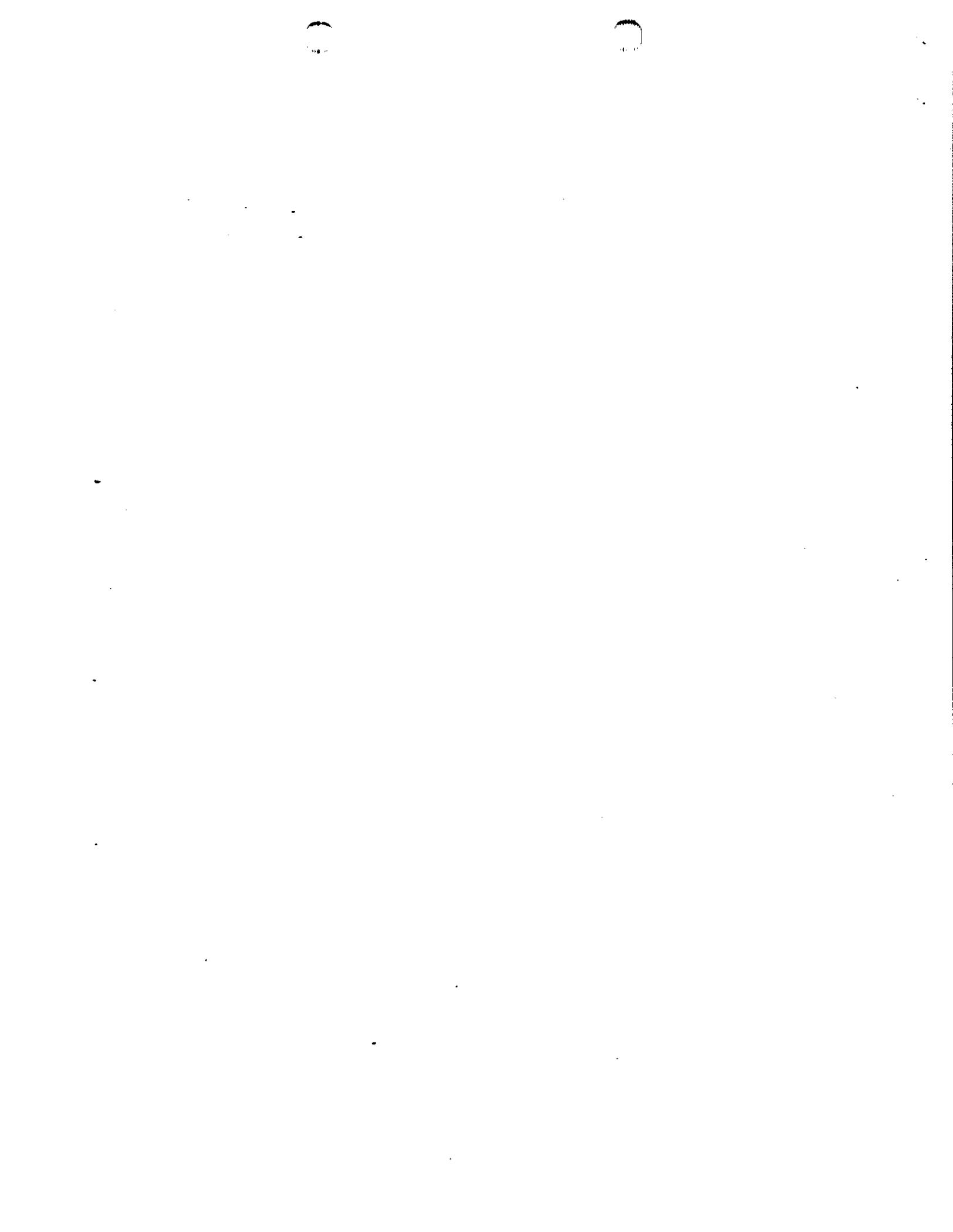
Staff recommends that the service drive requirement along Richmond Highway be waived.

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

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

## **APPENDICES**

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Urban Forestry Analysis
8. Sanitary Sewer Analysis
9. Fairfax County Water Analysis
10. Fire and Rescue Analysis
11. Fairfax County Public Schools
12. Utilities Planning and Design, DPWES
13. Park Authority Analysis
14. Zoning Ordinance Provisions
15. Glossary



**RZ 2000-MV-051**

July 17, 2001

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, the owners, and Landmark Property Development, LLC (hereinafter referred to as "Applicant") for themselves, their successors and assignees in RZ 2000-LE-051 and FDP 2000-LE-051, filed for property identified as Tax Map 101-3 ((10)) Parcels 1, 2, 3, 4, 5, part of 6, part of 7, 8, 9 part of 10, 101-3 ((11)) parcels 2 through 10, Tax Map 101-3 ((1)) parcels 39 A and parcels 40 through 42 part of parcel 43 (hereinafter referred to as the "Application Property"), proffer the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-16 and HC Districts.

**1. Development Plan:**

Development of the Application Property shall be in substantial conformance with the CDP/FDP prepared by Charles P. Johnson & Associates consisting of 13 sheets dated August 31, 2000 and revised through July 9, 2001

**2. Minor Deviations:**

Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the right to make minor adjustments to the lot lines of the proposed lots at the time of subdivision submission based upon final house locations and building footprints provided such changes are in substantial conformance with the FDP, and do not increase the number of units or decrease the amount and location of open space, lot widths, rear yard setbacks for the proposed single-family detached dwellings, peripheral setbacks, distance between units, access or parking spaces, without requiring approval of an amended FDP.

**3. A. Construction of Private Streets and Provision of Sidewalks:**

All on site streets will be private streets. Sidewalks will be provided in the location as generally shown on the CDP/FDP. Both the streets and sidewalks will be constructed in conformance with the Public Facilities Manual [PFM] TS 5A. The pavement design for the private streets will conform to public street standards. Future homeowners shall be notified of their maintenance responsibilities for the streets and other HOA owned and maintained facilities within the HOA documents that will be made available for review prior to entering into a contract of sale and also to be contained in the HOA documents provided at closing.

At time of site plan/subdivision plat approval the Applicant, subject to the approval of the County Attorney will develop a 10 year annual HOA budget for both maintenance and replacement costs of all on site infrastructure such as private streets, recreation facilities, barriers, and Etc. The applicant will ensure that the initial first year monthly deposits to the HOA escrow funds are sufficient to establish the fund in a timed progression based upon the needs of maintenance and a replacement schedule and anticipated construction of the dwelling units over 10 years. The applicant will contribute the cost share for constructed but unoccupied units.

**B. Construction of Public Streets:**

Subject to VDOT and the DPWES approval, the Applicant: (i) will dedicate and convey in fee simple to the Board of Supervisors right of way; and (ii) construct frontage improvements along the subject site's Frye Rd., Manor Dr., and Skyview Dr. frontage as shown on the CDP/FDP. Dedication will be made at the time of site plan/subdivision plat approval or upon demand of the Board of Supervisors or the VDOT, whichever occurs first.

Subject to VDOT and DPWES approval, the Applicant will dedicate and convey in fee simple to the Board of Supervisors the right of way up to 75 feet from the existing centerline along the subject site's Richmond Highway frontage. The Applicant will construct the Richmond Highway frontage improvements (up to 75 feet of pavement from existing centerline); provided however, that subject to the approval of DPWES in lieu of construction, the Applicant may escrow funds for such costs in an amount to be determined by DPWES at the time of site plan/subdivision plat approval process. Dedication shall be made at the time of site plan/subdivision plat approval or upon demand by the Board of Supervisors or the VDOT, whichever occurs first.

**4. Streetscape:**

A) Irrespective of the note on the CDP/FDP, the Applicant will develop an integrated streetscape plan for the frontage of the property along Richmond Highway, Skyview Ave., Manor Dr. and Frye Rd as shown on the CDP/FDP exhibit in detail on sheet 8 of 11. Applicant will construct the streetscape in front of parcels 101-3 ((10)) lots 6,7,10 101-3 ((1)) Parcel 43 within the ROW, but only if the owners grant all on site easements if necessary for construction of the frontage improvements. The obligation specified in this proffer to install the off-site streetscape and frontage improvements on parcels 101-3 ((10)) 6,7,10 and 101-3 ((1)) 43 is

contingent upon the owners of those parcels providing a written letter of permission (granting permission for entry onto those owners' parcels to install the streetscape and frontage improvements) within 30 days of the Applicant's written request, which the applicant will send by certified mail, return receipt requested. If a letter of permission is not delivered by an owner of said parcels within 30 days from the Applicants written request, then clearing and grading on the application property may commence without such off-site streetscape and frontage improvements on that particular parcel

B) The brick frontage wall along Richmond Highway will begin the transition to the 6 ft. high masonry walls 20 feet before reaching the 6 ft. masonry wall as depicted on Sheet 4 of the CDP/FDP.

C) All masonry walls on the site will be architecturally solid from the ground up with no gaps or openings, except for the brick wall along Richmond Highway which will have an opening for a gate. The proposed masonry wall finish will reflect the building material color and texture used for the proposed single-family attached units.

5. Energy Efficiency:

All homes on the subject site shall meet the thermal guidelines of the Virginia Power Energy Saver programs for energy efficient homes, or its equivalent, as determined by DPWES, for either gas or electric energy systems as may be appropriate.

6. Noise Attenuation:

A) In order to reduce interior noise to a level to approximately 45 dBA-Ldn within a highway noise impact zone of DNL 65 to 70 dBA (380 feet from the Richmond Highway centerline) the Applicant shall employ the following:

(i) Exterior walls shall have a laboratory and transmission class (STC) rating of 39

(ii) Doors (excluding garage doors) and glazing shall have a STC rating of at least 28 unless glazing constitute more than 20% of any façade exposed to noise levels of DNL65dBA or above. If glazing constitute more than 20% of an exposed facade then the windows shall have a STC rating of at least 39.

(iii) Measurements to seal and caulk between surfaces shall follow ASTM standards to minimize sound transmission.

B) In order to reduce interior noise level of approximately 45 dBA within a highway impact noise zone of DNL 70-75 dBA (175 feet from the existing centerline for Richmond Highway) the Applicant shall employ the following acoustical treatments:

(i) Exterior walls shall have a (STC) rating of 45

(ii) Doors (excluding garage doors) and windows shall have a STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL65dBA or above. If windows constitute more than 20% of an exposed facade then the windows shall have a STC rating of at least 45.

(iii) All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

C) In order to achieve a maximum exterior noise level of 65 dBA or less Ldn in the open space areas identified as Parcel A, the applicant shall provide a six (6) foot high, architecturally solid masonry and/or brick wall with no gaps or openings wall adjacent to proposed units 170-171 and 186-187 as depicted on the CDP/FDP.

#### 7. Landscape and Streetscape:

Irrespective of the note on the CDP/FDP, landscaping and streetscape will be provided in substantial accordance with the location quality and quantity of plantings depicted on the CDP/FDP, which is as prescribed in the Urban Design Recommendations contained in the Comprehensive Plan for the Richmond Highway Corridor. The Applicant shall submit a landscape plan as part of the site plan/subdivision plat review. This plan will be coordinated with and approved by the Urban Forestry Division, DPWES, and will contain the landscaping shown on the CDP/FDP. All landscaping will be irrigated and maintained by the Applicant and thereafter by the HOA. All new deciduous trees will be 2.5 to 3.0 inches in caliper at the time of planting; new evergreen trees will be a minimum of 6 feet in height.

#### 8. Recreational Facilities:

The Applicant will comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities. Irrespective of the provisions of that section, the Applicant proffers that the expenditure for the recreational facilities will be a minimum of \$1,050.00 per residential unit. The Applicant shall receive credit for the on-site recreational facilities that may include but not be limited to, a community gathering area with Gazebo, outdoor seating, picnic tables, tot lots and a play field in accordance with section 16-404 of the Zoning Ordinance and as depicted on the CDP/FDP. The

Applicant agrees that no credit (of the \$1,050) will be applied for the cost of the land and landscaping on any portion of the site that is not designated as recreation space. Further, the Applicant agrees that the cost of the land for the designated on site recreation facilities will not be calculated as part of the \$1,050 contribution. If the on site recreational facilities do not meet the \$1,050.00 per residential dwelling unit for on-site recreational facilities is not spent on site, as determined by DPWES, then any remaining funds shall be provided to the Fairfax County Park Authority for the maintenance, improvements and/or provision of recreational facilities in Woodlawn Park.

9. Environmental Remediation VRP Case Number 198:

Prior to any site plan/subdivision plan approval, The applicant will comply with all conditions of the Virginia Department of Environmental Quality (VDEQ) Voluntary Remediation Program Case No. 198, former Snow White Dry Cleaners, Ft. Belvoir Park and Shop, 8524 Richmond Highway, Fairfax County Va. Prior to site plan/subdivision plat approval, the applicant shall submit documentation to the County Health Department and DPWES that conditions have been complied with.

10. Homeowners Association:

A) The Applicant shall establish a Homeowners Association for the proposed development to own, manage and maintain streets, sidewalks, driveways, community open spaces, planting areas and community structures (Gazebo, fence & etc.) that are installed.

B) Any restrictions placed on the use of Common Open Space areas, potential for inter-parcel access and the prohibition on use of the garages for any purpose other than to park motor vehicles shall be disclosed in a separate disclosure in the HOA documents for the initial and future purchasers in the development. A covenant in a form which shall be approved by the County Attorney shall be recorded which provides that garages shall be used for purposes that will not interfere with the intended purposes of garages (e.g. parking of vehicles). This covenant shall be recorded among the land records of Fairfax County prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and to Fairfax County.

C) Prior to purchase, prospective purchasers of homes will have copies of the HOA documents outlining the responsibilities of owners regarding future interparcel access, maintenance of open-space, recreational facilities, private streets, and all other home owners maintenance items such as barriers and landscaping made available to them. At closing each purchaser will be given a complete set of Home Owners

Documents specifying the responsibility and containing a year by year 10 year prospective budget of the HOA and the necessary contributions by each homeowner.

D) The HOA shall be set up such that the unconsolidated residential lots along Sky View Avenue and Manor Drive will be permitted upon their request to incorporate into the HOA.

11. Affordable Dwelling Units (ADU's):

At the time of site plan/subdivision plat approval, the applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to 1 % of the projected base sales price of each unit 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 and DPWES.

13. Provision of a Traffic Signal and Skyview Avenue Realignment:

A) Prior to Final Subdivision Plat/Site Plan approval the Applicant shall submit a signal warrant study to VDOT for the intersection of Skyview Ave and Richmond Highway. If the warrant study is approved by VDOT the Applicant shall prior to final site plan/subdivision plat approval contribute to the Board of Supervisors \$60,000 toward the installation of a traffic signal at the Sky View Avenue Intersection with Richmond Highway. If the warrants are not met within two years of final bond release of the development, the \$60,000 shall be used, to offset the costs associated with the realignment of the Skyview intersection with Richmond highway.

B) Prior to final site plan/subdivision plat approval, the Applicant shall contribute to the Board of Supervisors \$20,000 for the realignment of the Skyview Ave. intersection at Richmond Highway.

14. Architecture Elevations:

Irregardless of the note on the CDP/FDP, the Dwelling Unit architecture shall generally conform to the illustrative architectural elevation as shown on the CDP/FDP.

**15. Site Construction:**

During Construction applicant will inspect Skyview Ave, Manor Dr. and Frye Rd. on a regular basis as required by DPWES to ensure that mud, rocks, nails and other construction debris is removed and Applicant shall wash those roads as required by VDOT and DPWES. Applicant will also construct a vehicle wash rack at the construction entrance to the property as required by DPWES and subject to approval by VDOT.

**16. Storm Water Pond:**

In order to restore a natural appearance to the proposed stormwater management pond, the landscape plan shall show extensive landscaping in all possible planting areas of the pond, in keeping with the planting policies of Fairfax County.

**17. School Contribution:**

At the time of Final Subdivision Plat/Site Plan approval the applicant will contribute \$56,000 to the Board of Supervisors for the improvement to the elementary (s), intermediate or secondary school which serves this development.

**18. Inter-parcel Access:**

Applicant will grant (i) an access ingress/egress easement for the benefit of owners of the remaining portion of Tax Map Parcels 101-3 ((10)) parcels 6 and 7 over the private streets within the Application Property; (ii) an ingress/egress easement over the area delineated on the CDP/FDP as shown on Sheet 6 of 11 of the CDP/FDP to provide for future possible development on the remaining portions Tax Map Parcels 101-3 ((10)) 6 and 7. A condition of the easement will be that the owners of Tax Map Parcels 101-3 ((10)) 6 and 7 must contribute pro-rata to the HOA private street maintenance fund. Any use of the inter-parcel access and the private streets by the owners of the remaining portions of Tax Map parcels 101-3 ((10)) 6 and 7 shall be conditioned on rezoning or redevelopment of either of these parcels.

19. Lighting

All lighting shall feature cutoff shielding and shall be directed downward to minimize off-site glare to adjacent residential uses. All lighting for the site shall be of similar style, material and color.

20. Successors and Assigns:

These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

**LANDMARK PROPERTIES DEVELOPMENT, LLC**

By: \_\_\_\_\_  
SCOTT M. HERRICK, its Managing Member

**EASTWOOD PROPERTIES, INC:**

By: \_\_\_\_\_  
RICHARD L. LABBE, President

**OWNER 101-3-10-1 & 2  
JOSE BARROS**

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR JOSE BARROS

**CONCHA S. BARROS**

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR CONCHA S. BARROS

OWNER 101-3-10-3  
JERRY A. MARYOT

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR JERRY A. MARYOT

OWNER 101-3-10-4  
IRENEUSZ BRYCH

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR IRENEUSZ BRYCH

RENETA E. BRYCH

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
ACT FOR RENATA E. BRYCH

OWNER 101-3-10-5

By: \_\_\_\_\_  
JAMES P. PARSONS

By: \_\_\_\_\_  
CARLA M. PARSONS

OWNER 101-3-10-6 & 7

By: \_\_\_\_\_  
ROLAND D. BLEVINS

By: \_\_\_\_\_  
VALICE V. BLEVINS

OWNER 101-3-10-8  
CARL A. NATTER

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR CARL A. NATTER

OWNER 101-3-9 & 10

By: \_\_\_\_\_  
MARGIT GREEN

OWNER 101-3-11-2  
HYO S. PANG

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR HYO S. PANG

OWNER 101-3-11-3  
HOPE C. MILLER

By: \_\_\_\_\_  
SCOT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR HOPE C. MILLER

Proffers, RZ 2000-MV-051

OWNER 101-3-11-4

By: \_\_\_\_\_  
PAUL A. TURPIN

By: \_\_\_\_\_  
BONIE J. NOWAK

OWNER 101-3-11-5  
ALFRED C. H. KOPF

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR ALFRED C. H. KOPF

MARGO K. STEEVER

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR MARGO K. STEEVER

OWNER 101-3-11-6

By: \_\_\_\_\_  
JAMNAN SILPRASERT

By: \_\_\_\_\_  
RATANA SILPRASERT

OWNER 101-3-11-7, 101-3-01-42  
ELEANOR J. MAY

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR ELEANOR J. MAY

OWNER 101-3-11-8  
ERIC D. B. WOLLEBN

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR ERIC D. B. WOHLLEBEN

VALERIE G. B. WOLLEBEN

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
ACT FOR VALERIE G.B. WOHLLEBEN

OWNER 101-3-11-9  
WILLIE H. CALDWELL

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR WILLIE H. CALDWELL

OWNER 101-3-11-10  
ARTHUR R. SCOTT

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR ARTHUR R. SCOTT

FRANCIS L. SCOTT

By: \_\_\_\_\_  
SCOTT M. HERRICK, AGENT AND ATTORNEY IN  
FACT FOR FRANCIS L. SCOTT

OWNER 101-3-01-41  
JANET GAY ROSE

By: \_\_\_\_\_  
LAURIE FROST WILSON, AGENT AND ATTORNEY  
IN FACT FOR JANET GAY ROSE.

MARY MARGARET HANRAHAM

By: \_\_\_\_\_  
LAURIE FROST WILSON, AGENT AND ATTORNEY  
IN FACT FOR MARY MARGARET HANRAHM

SHELBY JEAN DANIEL

By: \_\_\_\_\_  
LAURIE FROST WILSON, AGENT AND  
ATTORNEY IN FACT FOR SHELBY JEAN DANIEL

OWNER 101-3-01-39A & 40, L & M Associates

Proffers, RZ 2000-MV-051

By: \_\_\_\_\_  
MARC LEEPSON, its Managing Member

OWNER 101-3-01-43

By: \_\_\_\_\_  
STEPHEN E. MONK

By: \_\_\_\_\_  
LAURA DIAN MONK

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

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

in Application No(s): RZ - FDP - 2000 - LE - 051  
(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)
Landmark Property Development, LLC Scott Herrick John Thillmann	5252 Cherokee Ave Ste 303 Alexandria, VA 22312	Applicant/ Contract Assignee Managing Member, Agent Agent
Eastwood properties Richard L. Labbe	10300 Eaton Place Ste 120 Fairfax, Va. 22030	Contract Purchaser/Agent "
Charles P. Johnson Associates & Associates Inc. Paul Johnson Alan Baken Henry Fox	3959 Pender Drive Fairfax VA 22030	Engineers/Agents " " "
Jose Barros Concha Barros	8401 Skyview Dr. Alexandria, VA 22309	owner 101-3-10-1&2
Jerry A. Maryott	8407 Skyview Dr. Alexandria, VA 22309	owner 101-3-10-3

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

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

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

DATE: 5-16-01  
(enter date affidavit is notarized)

for Application No(s): AZ-FDP-2000-LE-051  
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Irencusz Brych Renata Brych	8411 Skyview Dr. Alexandria, VA 22307	owner 101-3-10-4
James Parsons Carla Parsons	8415 Skyview Dr. Alexandria, VA 22309	owner 101-3-10-5
Roland D. Blevins Valice V. Blevins	8419 Skyview Dr. Alexandria, VA 22309	owner 101-3-10-6 & 7
Carl A. Natter	8427 Skyview Dr. Alexandria VA 22309	owner 101-3-10-8
Margit Green	8431 Skyview Dr. Alexandria, VA 22309	owner 101-3-10-9 & 10
Hyo Pang	8432 Frye Rd Alexandria, VA 22309	owner 101-3-11-2
Clanccie H. Miller (Hope C. Miller on tax Records) Adrian E. Miller	8428 Frye Rd. Alexandria VA 22309. 2103 Rollins Dr. Alexandria VA. 22309	owner 101-3-11-3 Agent/Attorney in Fact
Paul A. Turpin Bonie J. Nowak	8424 Frye Rd. Alexandria, VA 22309	owner 101-3-11-4
Alfred Kopf Margo Steever	8420 Frye Rd. Alexandria, VA 22309	owner 101-3-11-5
Jamnan Silprasert Ratana Silprasert	8424 Frye Rd. Alexandria, VA 22309	owner 101-3-11-6
Eleanor J. May	4550 Pegram St. Alexandria, VA 22309	owner 101-3-11-7 owner 101-3-01-42
Eric D.B. Wohlleben Valerie G.B. Wohlleben	8408 Frye Rd. Alexandria, VA 22309	owner 101-3-11-8
Willie Caldwell	8404 Frye Rd. Alexandria, VA 22309	owner 101-3-11-9
Arthur R. Scott Francis L. Scott	8406 Frye Rd. Alexandria, VA 22309	owner 101-3-11-10

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

DATE: 5-16-01  
(after date affidavit is notarized)

for Application No(s): RZ-FDP-2000-LE-051  
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a)) COLUMN:
Janet Rose	9019 Telegraph Rd. Lorton, VA. 22079	owner 101-3-01-41
Mary Hanrahan	8804 Oak Leaf Dr. Alexandria, VA 22309	owner 101-3-01-41
Shirley Wilson	7305 Lamar Dr. Springfield VA 22150	owner 101-3-01-41
Shelby J. Daniel	300 S.W. 76 <sup>th</sup> Ave Margate, FL 33068	owner 101-3-01-41
Laurie Frost Wilson	8950 Hoose Rd Lorton, VA 22079	Agent, Attorney in fact for Janet G. Rose, Mary Hanrahan, Shirley R. Wilson & Shelby J. Daniel
L & M Associates Marc Leepson	P.O. Box 1889 Middleburg, VA 20118	owner 101-3-01-39A & 40 Managing Member/Agent
Stephen E. Monk Laura D. Monk	4613 Manor Dr. Alexandria, VA 22309	owner 101-3-01-43

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

DATE:

5-16-01

(enter date affidavit is notarized)

for Application No(s):

RZ-FOP-2000-LE-051

(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)

LANDMARK PROPERTY DEVELOPMENT, LLC

5252 CHEROKEE AVE STE 307

ALEXANDRIA, VA 22312

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)

SCOTT M. HERRICK

BERNADETTE MANARA

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

SCOTT M HERRICK

MANAGING MEMBER

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

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

DATE: 5-16-01  
(enter date affidavit is notarized)

for Application No(s): RZ-FDP-2000-LE-051  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
EASTWOOD PROPERTIES, INC.  
10300 EATON PLACE, STE 120  
FAIRFAX, VA 22070

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)  
RICHARD L. LABRE

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
CHARLES P. JOHNSON & ASSOCIATES, INC.  
3959 PENDER DR SUITE 210  
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)  
CHARLES P. JOHNSON  
PAUL B. JOHNSON

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
CHARLES P. JOHNSON DIRECTOR, PRESIDENT  
PAUL B. JOHNSON DIRECTOR, VP, SECT.  
CHARLES JOHNSON II DIRECTOR VP. TREASURER  
DAVID O'BRYEN DIRECTOR

(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: 5-16-01  
(enter date affidavit is notarized)

for Application No(s): RZ-FDP-2000-LE-051  
(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)  
LEM ASSOCIATES, P.O. BOX 1889, MIDDLEBURG, VA 20118

(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)

- JANNA M. LEPSON
- MARC LEPSON (MANAGING MEMBER / PARTNER) } 50%
- JERRY B. MURPHY REVOCABLE TRUST } 25%
- P.O. BOX 1889 MIDDLEBURG, VA 20118
- REHECAMPLES, MARY MADSON } 25%
- SHUUGEL T. MULLIN, MONICA MULLIN PALMER } 5
- MARY MADSON 25%

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

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

Date: 5-16-01  
(enter date affidavit is notarized)

for Application No(s): RZ-FOP-2000-LE-051  
(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.)

LAURIE FROST WILSON, CURRENT MEMBER OF THE FAIRFAX COUNTY PLANNING COMMISSION IS SERVING AS ATTORNEY IN FACT / AGENT FOR OWNERS OF TRAC 101-3-1-41, LISTED IN PARAGRAPH 16 OF THIS AFFIDAVIT FOR THIS REZONING APPLICATION

(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.)

SCOTT M. HERRICK, LANDMARK PROPERTY DEVELOPMENT, LLC GAVE IN EXCESS OF \$200.00 TO SUPERVISOR PENelope A. GROSS AND MICHAEL R. FREY  
John Thillmann gave in excess of \$200.00 to Supervisor Penelope A. GROSS

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

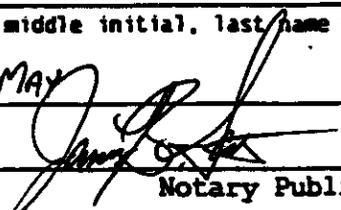
4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

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

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

Subscribed and sworn to before me this 16<sup>th</sup> day of MAY, 192001, in the state of VIRGINIA.

My commission expires: JANUARY 31, 2005.  Notary Public

STATEMENT OF JUSTIFICATION

MAY 18 2001

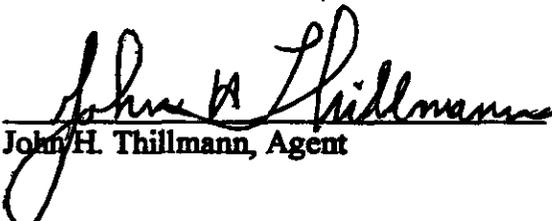
**Compatibility With Plan Policies:**

ZONING EVALUATION DIVISION

Out-Of-Turn Plan Amendment S00-IV-MV4 heard by the Planning Commission on May 10<sup>th</sup> and the Board of Supervisors on May 21, 2001 has changed the Comprehensive Plan for the area bounded by Frye Rd, on the east, Manor Drive on the north, Skyview Drive to the west and Richmond Highway to the south. The new Plan calls for a density range of up to 14 to 16 dwelling units per acre with both substantial consolidation of the residential and if some of the commercial zoned land along Richmond Highway is included. It further calls for the provision of Single family detached units along Manor Drive, provision of access from both Skyview Dr. and Frye Rd., no access to Richmond Highway and buffering and screening from the Commercial uses.

This application meets and exceeds each of these new plan policies by the 100% inclusion of the owners of the residentially zoned parcels and the addition of approximately 35% of the commercially zoned parcels. The specific elements of the plan recommendations for achieving the high end of the plan of 14 to 16 dwellings per acre are all met and addressed as shown on the GDP and FDP filed with this application. The requested rezoning category is for the 14.2 acres is PDH-16 while the actual density of the application is 13.2 dwellings per acre.

This statement serves to meet the requirements of submission item number 10.

  
John H. Thillmann, Agent

5/16/01  
Date

## 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 2000-LE-051  
John H. Thillmann

**DATE:** 27 June 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated May 18, 2001. This application requests a rezoning from R-2 and C-8 to PDH-16. Approval of this application would result in a density of 13.29 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 developed with single-family homes, a small apartment building, commercial uses and vacant land. The single-family community is zoned R-2 and planned for residential use at 2-3 dwelling units per acre with an option for residential use at 14-16 dwelling units per acre. The commercial properties along Richmond Highway are zoned C-8 and are planned for community serving retail up to .35 FAR with an option for residential use at 14-16 dwelling units per acre. A public park and a subdivision of single family detached homes, which are planned for public park and residential use at 5-8 dwelling units per acre, respectively and zoned R-2 are located to the north. To the east is located the Woodlawn Manor multifamily residential development which is planned for 16-20 dwelling units per acre and zoned R-20 and C-8. To the south are located two mobile home parks and four commercial uses, which are planned for residential use at 5-8 dwelling units per acre and zoned C-8. A multifamily residential development, which is planned for residential use at 16-20 dwelling units per acre and zoned R-20 and C-8, is located to the west.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

The 14.22-acre property is located in the Richmond Highway Corridor Area of the Mount Vernon Planning District in Area IV. The Comprehensive Plan provides the following guidance on the land use and the intensity/density for the property:

**Text:**

In Plan Amendment No. 2000-03, adopted by the Board of Supervisors on June 11, 2001, under the heading, "Suburban Neighborhoods between Hybla Valley/Gum Springs and Woodlawn Community Business Centers," the Plan states:

- "20. The area located on the west side of Richmond Highway between Frye Road and SkyView Drive is planned for community-serving retail use up to .35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Plan map.

As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation, subject to the following conditions:

- Substantial parcel consolidation should be achieved including at least 75 percent of the residentially zoned area. Development at the option level should be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan;..
- Single-family detached units should be located at the northern end of the area across from the single family detached community along Manor Drive;
- Effective buffering and screening should be provided by the residential development to screen it from non-residential uses and Richmond Highway. The screening should consist of barriers comprised of brick, masonry, and/or wood;
- Access should be provided from both Sky View Drive and Frye Road, and these two roadways should be interconnected with the internal street system for the residential development. There should be no access to Richmond Highway.

**Map:**

The Comprehensive Plan map shows the property is planned for residential use at 2-3 dwelling units per acre and retail and other related uses.

**Analysis:**

The application and development plan propose a townhouse and multifamily residential development at 13.29 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan. The applicant has consolidated

more than 75 % of the residentially zoned area. As discussed in the following section, the application and development plan are in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan. Single family detached units are proposed along the northern boundary of the area, which is adjacent to existing single family detached homes.

The development plan shows a perimeter screening of wood fence or masonry wall adjacent to non-residential uses and Richmond Highway. However, the width of the buffer area varies greatly. The applicant should consider removing Unit #188/189 to provide for a buffer greater than 8 feet to the proposed masonry wall. The applicant should also provide a schematic of the different screening treatments (e.g. wood fence or masonry wall).

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

**Text:**

On page 46 of the 2000 edition of the Policy Plan, under the heading, "**APPENDIX 8: GUIDELINES FOR NEIGHBORHOOD REDEVELOPMENT**," the Plan states:

"It is a policy of the Board of Supervisors of Fairfax County that the County's stable residential neighborhoods are the cornerstone of community structure. As such, every effort should be made to ensure that these neighborhoods are protected from the negative aspects of growth and development. However, it is recognized by the Board of Supervisors that, from time to time, circumstances may exist that result in portions of neighborhoods becoming no longer viable as a residential community. Under such circumstances, the Board of Supervisors may consider proposals to amend the Comprehensive Plan and/or to rezone in conformance to the Comprehensive Plan to allow for the consolidation and redevelopment of such neighborhoods if the following criteria are met:

1. Neighborhood consolidations requiring Comprehensive Plan amendments should only be considered during a comprehensive planning process which will occur at least once in a five year period.

**Analysis:**

Neighborhood consolidation was allowed by the current Comprehensive Plan recommendation for this area along Richmond Highway. An out-of-turn plan amendment was authorized and subsequently approved to allow flexibility in the amount of commercially zoned property that was required for consolidation.

**Text:**

- "2. The neighborhood wishing to pursue consolidation must submit to the Planning Commission a proposal which includes a petition bearing the signatures of 75

percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.”

**Analysis:**

The participation of most of the landowners in the consolidation appears to meet this criterion.

**Text:**

“3. Proposals for redevelopment of residential neighborhoods for residential uses must make provision, on-site, for affordable dwelling units or a contribution to the Fairfax County Housing Trust Fund at least equal to the replacement value of affordable units displaced in addition to meeting the provisions of the County's Affordable Dwelling Unit Ordinance or Planning Criteria...”

**Analysis:**

The applicant is making a contribution to the Fairfax County Housing Trust Fund to respond to this development criteria.

**Text:**

“5. Proposals must provide a traffic impact analysis, consistent with standard County traffic analysis procedures, which demonstrates that the proposal with appropriate mitigative measures will not result in an adverse traffic impact.”

**Analysis:**

Refer to the Department of Transportation concerning this development criterion.

**Text:**

“6. The proposal must demonstrate that it will not adversely impact other County public facilities, including sewer, water, schools, parks, and fire service or that these impacts can be mitigated.”

**Analysis:**

Impacts generated by the proposed development can be mitigated.

**Text:**

“7. The proposal must demonstrate that the scale and intensity of development, anticipated with the replanning, is compatible with adjacent land uses and/or neighborhoods and that it will not create an adverse, long-term land use precedent for change on nearby properties.”

**Analysis:**

The proposed townhouse/multifamily residential development provides a transition between two multifamily apartment complexes and single family detached neighborhoods.

**Text:**

- “8. The proposal must demonstrate that it furthers relevant County goals and objectives as set forth in the Comprehensive Plan.”

**Analysis:**

Providing an opportunity for additional housing is a planning objective for this suburban neighborhood area in the Richmond Highway Corridor, especially given the context of the single family detached and garden apartment communities on adjacent properties.

**Text:**

- “9. The proposal must demonstrate that it will not create an adverse, long-term impact on the environment.”

**Analysis:**

Refer to the Environmental Analysis concerning this development criterion.

**Text:**

On pages 63 through 71 of the Richmond Highway Corridor Area of the 2000 edition of Area IV Plan, under the heading, “Urban Design Recommendations,” the Plan states:

**“STREETSCAPE ELEMENTS...**

**Landscape Corridor...**

**A. Streetscape treatments for Richmond Highway, Kings Highway and Mount Vernon Highway:**

As depicted in Figure 47, on these prominent roadways located within the Richmond Highway Corridor area, a 20’-25’ total landscape corridor width should be provided and comprised of:

**1. Off-site improvements:**

**b. On west side of Richmond Highway:**

- 1) a 8’ wide curb edge landscape strip and
- 2) a 10’ asphalt trail on the west side of the roadway;..

**2. On-site improvements:**

- b. On the west side of Richmond Highway provide either a 4’ wide paved browsing area where a building abuts the landscape corridor or a 7’ wide landscaped screening strip if a parking lot or other non-building edge types abuts the landscape corridor.**

**Analysis:**

The applicant should provide streetscaping consistent with the streetscape recommendations for the Richmond Highway Corridor Area.

**Text:**

**“PARKING ELEMENTS...  
PARKING LOT LANDSCAPING**

1. Locate or screen parking lot lighting, with respect to spatial design and fixture height, to minimize impacts on adjacent neighborhoods.
2. When replacing or installing new lighting, eliminate direct glare through the use of fully-shielded luminaries that direct the light downward....”

**Analysis:**

The applicant should show the parking lot lighting on the development plan.

**Text:**

**“UTILITIES** Place all utility distribution lines underground.”

**Analysis:**

The applicant should address this development criterion.

**Text:**

**“BUILDING/SITE DESIGN ELEMENTS... .**

**MASS OF NEW BUILDINGS** Create building mass that minimizes adverse impacts on adjacent neighborhoods and is compatible with other surrounding uses through the use of tapered building heights, appropriate setbacks, and transitional screening and barriers...

**SCALE AND SITING OF NEW BUILDINGS** Where feasible, incorporate architectural features at the street level that relate to human size and increase the pedestrian comfort level. Incorporate urban design elements, such as trees, benches, special pavement treatments, awnings, setbacks, tapered building heights, browsing areas, light and plant materials to visually soften the harder architectural features of the building and create an attractive pedestrian-friendly environment that will reinforce retail activities.

The following guidelines should be used to determine the appropriate scale and site locations of new buildings:...

2. Site buildings to discourage large expanses of parking adjacent to and visible from roadways.
3. Cluster buildings to reinforce a neighborhood style or ambience, where appropriate...

**COMPATIBLE ARCHITECTURAL DESIGN** Where feasible, provide architectural design that is visually coherent, respects the surrounding neighborhood style, scale and character...

**COORDINATED DESIGN** Provide an overall compatible design for all units in a development. For instance, colors, sign types, awnings, lighting, architectural features and materials should be coordinated to unify blocks and storefronts...”

**Analysis:**

The applicant should provide an architectural schematic of the proposed development and include architectural typicals of the proposed structures.

**Text:**

**“SIGNAGE ELEMENTS...**

**DIMENSIONS AND DESIGN** Demonstrate a coordinated sign size, design, style, materials and height through a comprehensive sign plan...”

**Analysis:**

The applicant should provide a schematic of the proposed signage for the project in order for it to be evaluated.

BGD:ALC

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-LE-051)

SUBJECT: RZ 2000-LE-051; John H. Thillmann  
Land Identification Map: 101-3 ((1)) 39A, 40, 41, 42, 43  
101-3 ((10)) 1-10  
101-3 ((11)) 2-10

DATE: May 25, 2001

Comments by the Department of Transportation (FCDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) dated August 31, 2000, and revised through May 1, 2001, and draft proffers dated April 11, 2001, made available to this department.

Draft proffer 13 proposes to complete a warrant study prior to final subdivision plat approval and provide \$60,000 toward the funding of signal at the intersection of Sky View Drive and Route 1 *should the warrant study determine that a signal is needed* (emphasis added). We are concerned that, should the signal not meet the warrants at the time of subdivision plat approval, the applicant will be relieved of his responsibility to contribute to a signal that may be needed later. Therefore, regardless of the result of the warrant study, the applicant should escrow the \$60,000 toward the signal. If the signal is not warranted within 10 years, the applicant should allow the escrowed funds to be used for transportation improvements in the vicinity.

Other comments:

- The applicant should reconstruct the intersection of Sky View Drive with Route 1 utilizing right-of-way reserved for this purpose by the quick lube establishment on Tax Map 101-3 ((1)) 39. This request for reconstruction is in conformance with Comprehensive Plan recommendations.
- The applicant will need to dedicate 75 feet from centerline and provide ancillary easements on the frontage of Route 1.
- Frontage improvements to one-half of a six-lane divided facility should be constructed on the Route 1 frontage of the site.

**Ms. Barbara A. Byron**  
**May 25, 2001**  
**Page 2**

- **A service drive waiver on the Route 1 frontage will be required.**

**AKR/MAD**

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

Trip Generation <sup>1</sup>	Daily	AM		PM	
		In	Out	In	Out
<b>LAND USE</b>					
<b>Current Plan</b>					
43 SFD DU's	410	10	25	25	15
50,000 SF Retail <sup>2</sup>	<u>2150</u>	<u>30</u>	<u>20</u>	<u>90</u>	<u>100</u>
	2560	40	45	115	115
<b>Current Uses (Site)</b>					
28 SFD DU's	270	5	15	20	10
14,300 SF Retail (Est.)	<u>610</u>	<u>6</u>	<u>4</u>	<u>24</u>	<u>26</u>
	890	11	19	44	36
<b>Proposed Uses (Site)</b>					
13 SFD DU's	120	2	7	8	5
178 SFA DU's	<u>1548</u>	<u>32</u>	<u>98</u>	<u>114</u>	<u>65</u>
	1668	34	106	122	70

<sup>1</sup> Trip generation rates based on the following:

Retail – Estimates based on data for shopping centers, Land Use Code 820, Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997.

Single-family detached dwellings – Estimates based on data for detached dwellings, Land Use Code 210, Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997.

Single-family attached dwellings – Estimates based on data for townhouses from "Trip Generation at Special Sites" Virginia Highway and Transportation Research Council, 1984, and from field surveys.

<sup>2</sup> Comprehensive Plan recommendations for retail uses includes all existing commercial property between Sky View Drive and Frye Road. Applicant includes only a portion of this within his site. The remaining commercial uses, which include a service station, 7-11 convenience store, and quick service lubrication center are expected to generate a significant number of trips in addition to the trips generated by the applicant's development.



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE  
FAIRFAX, VA 22033-2906  
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM  
COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

October 30, 2000

Ms. Barbara A. Byron  
Director, Zoning Evaluation Division  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

NOV 2 2000

RE: John H. Thillmann  
RZ 2000-LE-051, FDP 2000-LE-051

ZONING EVALUATION DIVISION

Dear Ms. Byron:

This office has reviewed the Final Development Plan dated August 31, 2000 and offers the following comments.

The improvements to Frye Road, Manor Drive, and Sky View Drive as shown on the above referenced Plan appear adequate for the proposed land use.

The Fairfax County Comprehensive Plan recommends the realignment of the Route 1/ Skyview Drive intersection, and right of way has been reserved on lot 39 for this purpose pursuant to SE 98-L-034. If the County envisions this intersection to be signalized in the future, a signal contribution should be considered.

Please submit draft proffers to this office for review.

Should you require additional information, please contact me at 383-2041.

Sincerely,

Thomas B. Walker  
Transportation Engineer Senior

cc: Angela K. Rodeheaver

## 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-LE-051  
John H. Thillman

DATE: 27 June 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 June 6, 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. **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. . .”

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

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

Policy c. Minimize the amount of impervious surface created as a result of development consistent with planned land uses...”

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. . .”

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

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

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

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

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

**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. **Transportation Generated Noise**

**Issue:** This site is exposed to roadway noise from Richmond 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 380 feet from centerline  
DNL 70 dBA 175 feet from centerline

The preliminary noise analysis indicates that noise levels above DNL 65 dBA will impact lots 172 - 191.

The Development Plan shows a proposed masonry wall "up to six-foot high" between the affected units and Richmond Highway. The applicant has not submitted a noise study to demonstrate that the proposed six-foot noise wall will be sufficient or any information on the design of the noise wall. In order to increase the likelihood that the wall will mitigate noise to County standards, staff recommends that twenty-foot wings be added to the noise wall in a roughly north-south orientation (but paralleling the property line) at either end of the wall. In addition, the words "up to" should be stricken from the note about the six-foot height of the wall. Alternatively, the applicant could submit a noise study to show existing, projected, and post-mitigated noise levels.

The draft proffers dated April 11, 2001 include a noise attenuation proffer that addresses construction techniques to reduce interior noise levels. The proffer should be revised to indicate these construction standards will be used for all units with 380 feet of Richmond Highway.

The draft proffers do not address outdoor noise levels. Outdoor noise levels should not exceed to DNL 65 dBA within common open space or recreational areas.

***Suggested Solution:*** The noise attenuation proffer should reference the 380 feet distance from Richmond Highway. In order to ensure that exterior noise levels are reduced to DNL 65 dBA within open space and recreation areas, the applicant should commit to providing a six-foot high barrier (fence or combination berm/fence) adjacent to lots 172-173 and 190-191. The structure must be architecturally solid from the ground up with no gaps or openings and should include twenty-foot long wing extensions at either end.

## 2. Water Quality

***Issue:*** It is unclear what the past uses of this site have been. Past uses may have resulted in contaminated soil and/or groundwater on or near the site that will need to be remedied to ensure that there will be no long-term negative impacts to surface and groundwater.

***Suggested Solution:*** The applicant should provide information regarding past uses on the site and whether or not such uses may have resulted in the release of environmental contaminants. 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, 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.

### 3. **Tree Preservation**

***Issue:*** The Policy Plan calls for protecting and restoring some tree cover during development. This site has a mixture of lawn and mature oak trees. The Development Plan does not show any area for proposed tree save.

The density and type of development proposed on this site make it difficult to preserve many trees within the interior of the development. However, there are opportunities for tree save along the perimeter of the site (particularly along the property boundary behind lot 107), in proposed recreation areas, and elsewhere where mature trees are present near the property line. The Urban Forester should be contacted to provide more detailed recommendations on proposed tree save areas onsite.

***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 potential

tree save areas along the perimeter. The Urban Forester should be consulted to make additional recommendations regarding tree save.

4. **Light Pollution**

***Issue:*** The location and types of outdoor lighting that are proposed for this site are not shown on the plat. A note on the Development Plan requests a waiver to allow non-standard street lights. The applicant should provide more detail on the type of non-standard lighting that is sought.

***Suggested Solution:*** All exterior lighting provided should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for all proposed outdoor lighting. Outdoor lighting for property name signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than back-lit signs and direct any light downward on the sign rather than upward or horizontally.

5. **Trails**

***Issue:*** The Countywide Trails Plan shows a proposed trail along Richmond Highway. The Plan calls for the trail on the west side of the road (onsite). The Development Plan appears to show a proposed walkway along the units fronting Richmond Highway

***Suggested Solution:*** The Director of DPWES will determine the design specifics of the trail at the time of site development.

BGD:JPG

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Cathy Lewis, Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** December 12, 2000

**FROM:** Mark Buscaino, Urban Forester II  
Urban Forestry Division, OSDS



**SUBJECT:** Skyview Park; RZ/FDP 2000-LE-051

**RE:** Request for comments/recommendations regarding potential tree preservation areas for this site

This review is based upon a site visit conducted on December 7, 2000, and the Conceptual/Final Development plan (CDP/FDP) and Existing Vegetation Map (EVM) stamped "Received, Department of Planning and Zoning, September 5, 2000."

**Site Description:** The periphery of the site is developed with single family detached units; in the center of these homes is a tract of undeveloped forest land. Tree cover is comprised primarily of healthy landscape trees scattered around the existing homes. Species present include oaks, maples, cedars hollies, sweetgum and others. The portion of undisturbed interior land, lot 40, is a low quality mixed hardwood stand approximately 30 years of age.

Although it is not clear from the CDP/FDP if they are a part of this application, the best quality forest vegetation is located on lot numbers 6 and 10 (8419 and 8423 Sky View Drive). There are numerous willow oaks, magnolias, and other high quality mid-aged overstory trees on these lots. If these lots are, or become a part of this development application, saving the existing trees on these lots would be highly desirable, and the land could be used as a passive recreation area without any major alterations except for the removal of the existing structures.

Except for the existing trees on lots 6 and 7 discussed above, the opportunities for saving trees for this development proposal are limited. The proposed density, even if it were to drop below the requested amount, will not realistically allow for lot reconfigurations that would effectively preserve areas of high quality tree cover. In addition, there does not appear to be any individual outstanding trees that warrant preservation. Given this scenario, the comments and recommendations below pertain mainly to the CDP/FDP landscape plan layout.

1. **Comment:** It is not clear if lots 6 and 10 are a part of this development application, and these lots contain the highest quality vegetation on the site.

**Recommendation:** Clarify the status of these lots.

- 2. Comment:** For the PDH-12 district, a minimum of 15 percent tree cover is required. However, the applicant is proposing to build at the high end of the density range allowed under the comprehensive plan.

**Recommendation:** Since preservation of existing trees is limited under this proposal, provide a higher percentage of tree cover through planting than is required; twenty percent is suggested. The rationale for this recommendation is embodied under item number 7 in Appendix 9 of the Land Use section, and; under objective 11, policies a and b, in the Environment section of the Policy Plan.

- 3. Comment:** A transitional screening and barrier waiver request is being sought under this CDP/FDP application, but the request is not specific regarding where the waivers would be needed. Transitional screening 1 and barrier A or B are required where the proposed attached residential units face any existing or proposed detached residential units.

**Recommendation:** Specify where the transitional screening and barrier waivers are being requested, and direct this request to the Board for consideration under this development proposal.

- 4. Comment:** Preliminary tree cover calculations have not been provided.

**Recommendation:** Provide preliminary tree cover calculations.

- 5. Comment:** The "Typical Landscaping" details provided on sheet 5 of 7 are not drawn to scale. Minimum areas are required for all planted trees, and without a to-scale drawing, the areas provided for these trees cannot be evaluated. If these trees cannot be planted in the areas as shown, this CDP/FDP will not realistically convey what is proposed to be planted for the individual units.

**Recommendation:** Provide a to-scale detail of the typical landscaping to be provided in front of each unit. It is noted that for most small and medium deciduous trees 150 square feet of growing space must be provided.

- 6. Comment:** The proposed stormwater management dry pond will occupy a large portion of land near the roadside and proposed units. Planting this area according DPWES' pond planting guidelines will serve to soften this structure and provide wildlife habitat in place of that being removed.

**Recommendation:** Attempt to secure a proffer from the applicant with wording similar to the following: "To restore a natural appearance to the proposed stormwater management dry

Skyview Park  
RZ/FDP 2000-LE-051  
December 11, 2000  
Page 3 of 3

pond, a landscape plan shall be submitted as part of the first submission of the site plan showing extensive landscaping in all possible planting areas of the pond, in keeping with the planting policies of DPWES.”

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

MRB/  
UFDID# 01-0985

cc: Irish Grandfield, Environmental Planner, DPZ  
Anita Capps , Land Use Planner, DPZ  
DPZ file

## 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/FDP 2000-LE-051

**DATE:** December 6, 2000

The existing sanitary sewer lines in the vicinity of the site for the referenced application do have adequate capacity to provide sewer service for the proposed development.

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

**RECEIVED**  
 DEPARTMENT OF PLANNING AND ZONING

November 6, 2000

NOV 8 2000

**MEMORANDUM**

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

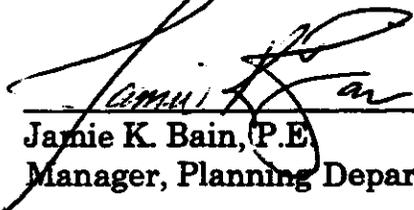
ZONING EVALUATION DIVISION

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

**SUBJECT:** Water Service Analysis, Rezoning Application RZ 00-LE-051  
 FDP 00-LE-051

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 8 inch main located at the property. See enclosed property map.
3. The enclosed water main alignment is provided by FCWA as guidance for the Design Engineer and subject to change upon formal plan submission.

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

Attachment

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

October 5, 2000

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

**FROM:** Ralph Murray (246-3968)  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-LE-051 and Final Development Plan FDP 2000-LE-051

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 #24, Woodlawn.
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.

## MEMORANDUM

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

**DATE:** June 28, 2001

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

**SUBJECT:** Rezoning Application Review

Name of Applicant/Application: John H Tillman

Application Number: RZ/FDP2000-LE-051

Information Provided:

Application	- Yes
Development Plan	- Yes
Other	- Statement of Justification

Date Received in SWPD: 10/10/00

Date Due Back to DPZ: 11/1/00

Site Information:

Location	- 101-3-10-00-0001 and 101-3-01-40 see file
Area of Site	- 14.3 acres
Rezone from	- C-8 & R-2 to PDH-12
Watershed/Segment	- Dogue Creek / Engleside

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- **MSMD/PDD Drainage Complaints: There are no downstream complaints on file with PSB, relevant to this proposed development.**
- **Master Drainage Plan, proposed projects, (SWPD): Channel stabilization projects DC232 and DC231 are located approximately 2000 feet and 3000 feet downstream of site respectively.**
- **Ongoing County Drainage Projects (SWPD): None.**
- **Other Drainage Information (SWPD): None.**

**Date:** 1/3/01  
**Map:** 101-3  
**Acreage:** 14.30  
**Rezoning**  
**From :**R-1 **To:** PDH-12

**Case #** RZ-00-LE-051

**PU** 1584

**TO:** County Zoning Evaluation Branch (OCP)  
**FROM:** FCPS Facilities Planning (246-3609)  
**SUBJECT:** Schools Impact Analysis, Rezoning Application

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

- 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
Woodlawn 1227	K-6	393	456	453	-60	485	-92
Whitman 1221	7-8	1000	925	971	29	994	6
Mt. Vernon 1220	9-12	2550	1640	1656	894	1694	856

- 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	18	X.4	7	SF	14	X.4	6	1	7
	RT	175	X.201	35						
7-8	SF	18	X.069	1	SF	14	X.069	1	0	1
	RT	175	X.048	8						
9-12	SF	18	X.159	3	SF	14	X.159	2	0	2
	RT	175	X.102	18						

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

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

Comments

Enrollment in the schools listed (Whitman Middle, Mt. Vernon High) are currently projected to be below capacity; therefore, estimated enrollment increases potentially generated by the proposed action can be accommodated within existing capacities.

Enrollment in the school listed (Woodlawn Elementary) is currently projected to be near or above capacity; therefore, estimated enrollment increases potentially generated by the proposed action cannot be accommodated within existing capacities.

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

II. Trails (PDD):

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

Yes  No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes  No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

Yes  No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes  No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

Yes  No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes  No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes  No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: John H Tillman / RZF/DP2000-LE-051

\*\*\*\*\* SWPD AND PDD, DPWES, RECOMMENDATIONS\*\*\*\*\*

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

**DRAINAGE RECOMMENDATIONS (SWPD): Applicant shall provide on-site stormwater detention as required in PFM section 6-0300 and shall include location of on-site storm water control facility on plan. Proffers should be included in the Rezoning approval requiring the applicant to provide Sto**

**TRAILS RECOMMENDATIONS (PDD): None.**

**SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.**

**SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.**

Yes  NOT REQUIRED . Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

**Other E&I Recommendations (PDD): None.**

**OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.**

SWPD and PDD Internal sign-off by:  
Planning Support Branch (Ahmed Rayyan) ab  
Utilities Design Branch (Walt Wozniak) mg  
Transportation Design Branch (Larry Ichter) nc  
Stormwater Management Branch (Fred Rose) \_\_\_\_\_

SRS/rzfdp2000le051

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



**FAIRFAX COUNTY PARK AUTHORITY**  
.....  
**MEMORANDUM**

APPENDIX 13

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

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

**DATE:** April 18, 2001

**SUBJECT:** RZ/FDP 2000-LE-051  
Skyview Park  
Loc: 101-2((1))1; 101-3((1))40 pt., 41, 42, 43; 101-3((11))2-10

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

1. This development is located in the Mount Vernon Planning District, in the Woodlawn Community, sector MV8. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis, and volleyball courts and athletic fields. Based on the Zoning Ordinance Sections 6-110 and 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 \$165,215. This figure is based on the Zoning Ordinance Requirement to provide facilities based on a cost of \$955 per PDH unit times the 173 non-ADU (affordable dwelling unit) residences proposed in this development.

The FCPA requests that the applicant provide \$201,505 to acquire, develop, and maintain the current level of service for future residents and citizens attracted to this development, in accordance with The Comprehensive Plan for Fairfax County. This contribution should be provided to the Fairfax County Park Authority.

Park and recreation recommendations of Sector MV8 states "neighborhood Park facilities should be provided in conjunction with new residential developments"(220). The suburban neighborhood areas outside the Woodlawn Community Business Center encourages "urban design elements such as...pedestrian plazas...cultural/recreational facilities, landscaped open space...be included"(141).

*The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy a, page 164, states: "Provide neighborhood park facilities on private open*

space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity..."

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

2. In order to provide access from this development into Woodlawn Park, a crosswalk should be marked crossing Manor Drive. It should extend from the northwest corner of the property at the curb cut near Sky View Drive to the edge of the entrance road into the park.
3. On sheet 3 there is "Play Field" on parcel B. The area shown is too small for any athletic field (see County's Public Facilities Manual). The FCPA suggest the developer provide a playground instead

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  
Marjorie Pless, Plan Review Team, Resource Management Division  
Scott Sizer, Plan Review Team, Planning and Land Management Branch  
Sonia Sarna, Plan Review Team, Planning and Land Management Branch  
File Copy

**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.
2. Other than those regulations specifically set forth in Article 6 for a particular P district,

the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

**Abbreviations Commonly Used in Staff Reports**

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
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		