



FAIRFAX COUNTY

APPLICATION FILED: October 20, 2000
APPLICATION AMENDED: December 19, 2000
PLANNING COMMISSION: May 2, 2001
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

April 18, 2001

STAFF REPORT

APPLICATION RZ/FDP 2000-MA-055

MASON DISTRICT

APPLICANT: John H. Thillmann

PRESENT ZONING: C-8 (2.67 acres)
R-3 (1.54 acres)
HC

REQUESTED ZONING: PDH-12, HC

PARCEL(S): 61-4 ((1)) 157 (2.67 acres)
61-4 ((4)) A (0.64 acre)
61-4 ((4)) B-1 (0.34 acre)
61-4 ((4)) 5 (0.57 acre)

ACREAGE: 4.21 acres

FAR/DENSITY: 11.6 du/ac

OPEN SPACE: 40%

PLAN MAP: Residential, 2-3 du/ac

PROPOSAL: Request to rezone four parcels totaling 4.21 acres from the C-8, R-3 and HC Districts to the PDH-12 and HC Districts for the development of forty-nine (49) single family attached dwelling units at a density of 11.6 dwelling units per acre and 40% open space. In addition, the applicant is requesting Final Development Plan approval. The applicant submitted two Conceptual/Final Development Plans (CDP/FDP). The first requests access only from Powell Lane and the alternative

CDP/FDP provides access from Powell Lane and an interparcel connection to Madison Lane.

STAFF RECOMMENDATIONS:

In staff's opinion, the CDP/FDP depicted on Sheet 2 fails to the requirements of a Planned Development Housing (PDH) District and is not in harmony with the Comprehensive Plan. Staff recommendation for approval is subject to the denial of service drive waiver and construction of the alternative layout depicted on Sheet 2A of the CDP/FDA.

Staff recommends approval of RZ 2000-MA-055 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2000-MA-055 subject to the proposed development conditions contained in Appendix 2.

Staff recommends denial of a waiver of the service drive requirement along Columbia Pike.

Staff recommends approval of a modification of the transitional screening and barrier requirements adjacent to Tax Map 61-4 ((4)) B2 and Tax Map 61-4 ((1)) 10 and 11.

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

Staff recommends approval of a waiver for the 200 square foot privacy yard requirement for Lots 22-49.

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

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

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



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

Final Development Plan

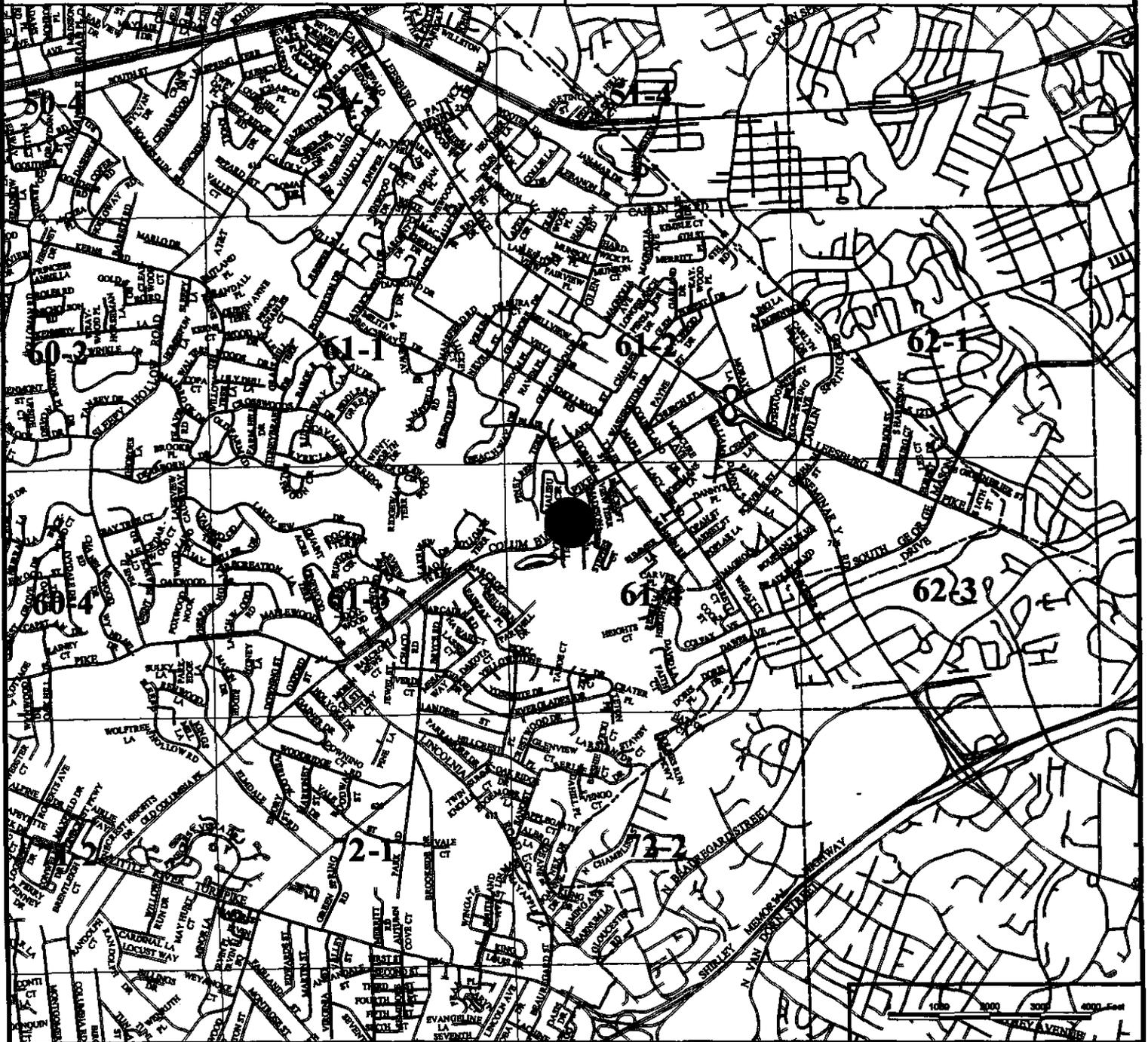
FDP 2000-MA-055

Rezoning Application

RZ 2000-MA-055

Applicant: JOHN H THILLMANN
Filed: 10/20/2000- AMENDED 12/19/2000
Area: 4.21 AC OF LAND; DISTRICT - MASON
Proposed: RESIDENTIAL DEVELOPMENT
Located: ON COLUMBIA PIKE AT POWELL LANE INTERSECTION NW CORNER
Zoning: PDH-12
Overlay Dist:
Map Ref Num: 061-4 /01//0157 /04// A /04// B1 /0 4/ /0005

Applicant: JOHN H THILLMANN
Filed: 10/20/2000- AMENDED 12/19/2000
Area: 4.21 AC OF LAND; DISTRICT - MASON
Proposed: REZONE FROM C-8, R-3 DISTRICT TO PDH-12 DISTRICT
Located: ON COLUMBIA PIKE AT POWELL LANE INTERSECTION NW CORNER
Zoning: FROM C-8 TO PDH-12
Overlay Dist:
Map Ref Num: 061-4 /01//0157 /04// A /04// B1 /0 4/ /0005



Final Development Plan

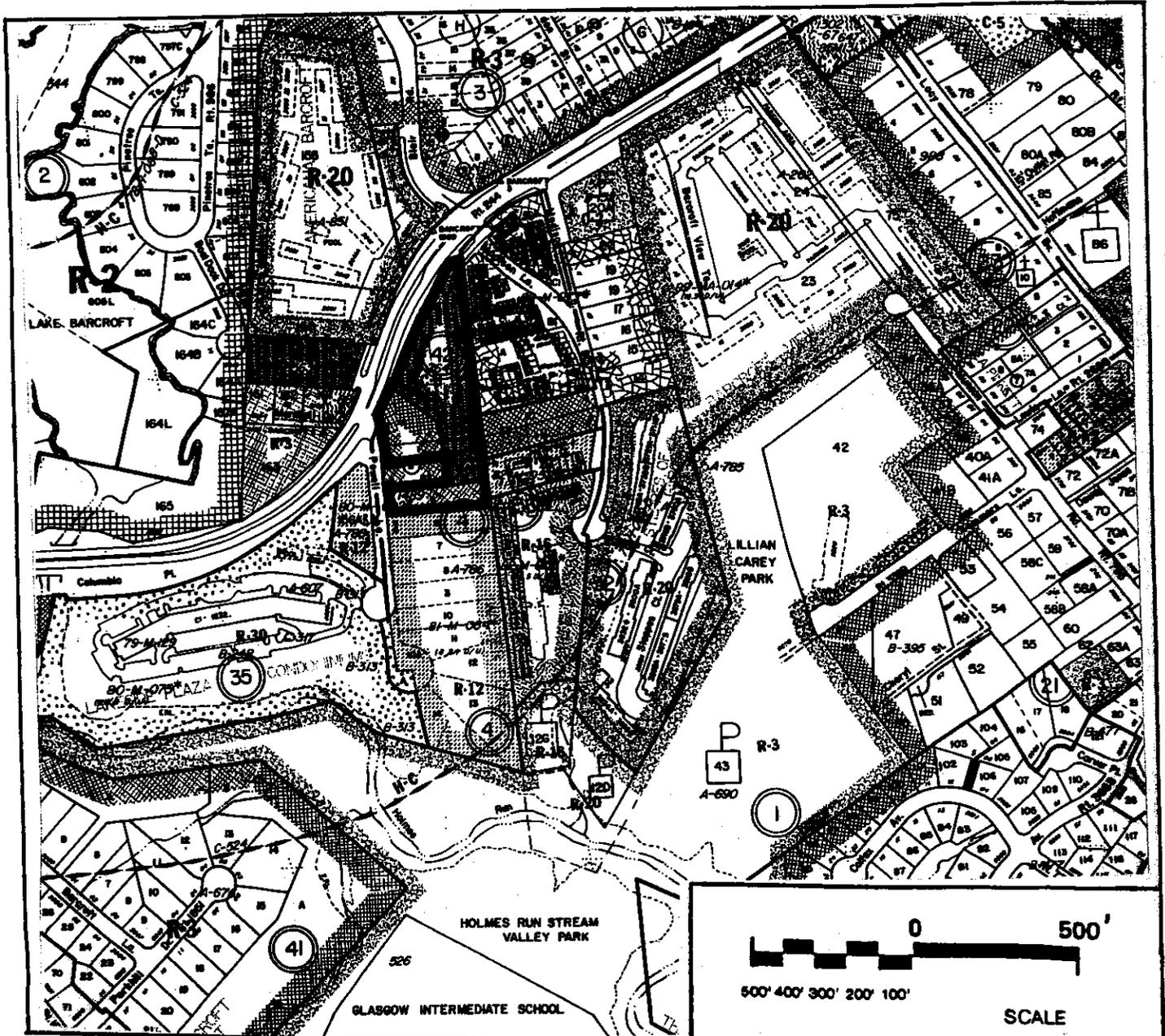
FDP 2000-MA-055

Rezoning Application

RZ 2000-MA-055

Applicant: JOHN H THILLMANN
Filed: 10/20/2000- AMENDED 12/19/2000
Area: 4.21 AC OF LAND; DISTRICT - MASON
Proposed: RESIDENTIAL DEVELOPMENT
Located: ON COLUMBIA PIKE AT POWELL LANE INTERSECTION NW CORNER
Zoning: PDH-12
Overlay Dist:
Map Ref Num: 061-4- /01/ /0157 /04/ / A /04/ / B1 /0 4/ /0005

Applicant: JOHN H THILLMANN
Filed: 10/20/2000- AMENDED 12/19/2000
Area: 4.21 AC OF LAND; DISTRICT - MASON
Proposed: REZONE FROM C-8, R-3 DISTRICT TO PDH-12 DISTRICT
Located: ON COLUMBIA PIKE AT POWELL LANE INTERSECTION NW CORNER
Zoning: FROM C- 8 TO PDH-12
Overlay Dist:
Map Ref Num: 061-4- /01/ /0157 /04/ / A /04/ / B1 /0 4/ /0005



CPJ
 Charles P. Johnson & Associates, Inc.
 10000 Westpark Drive, Suite 100
 Fairfax County, Virginia

HOLMES RUN PARK
 EXISTING VEGETATION MAP
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

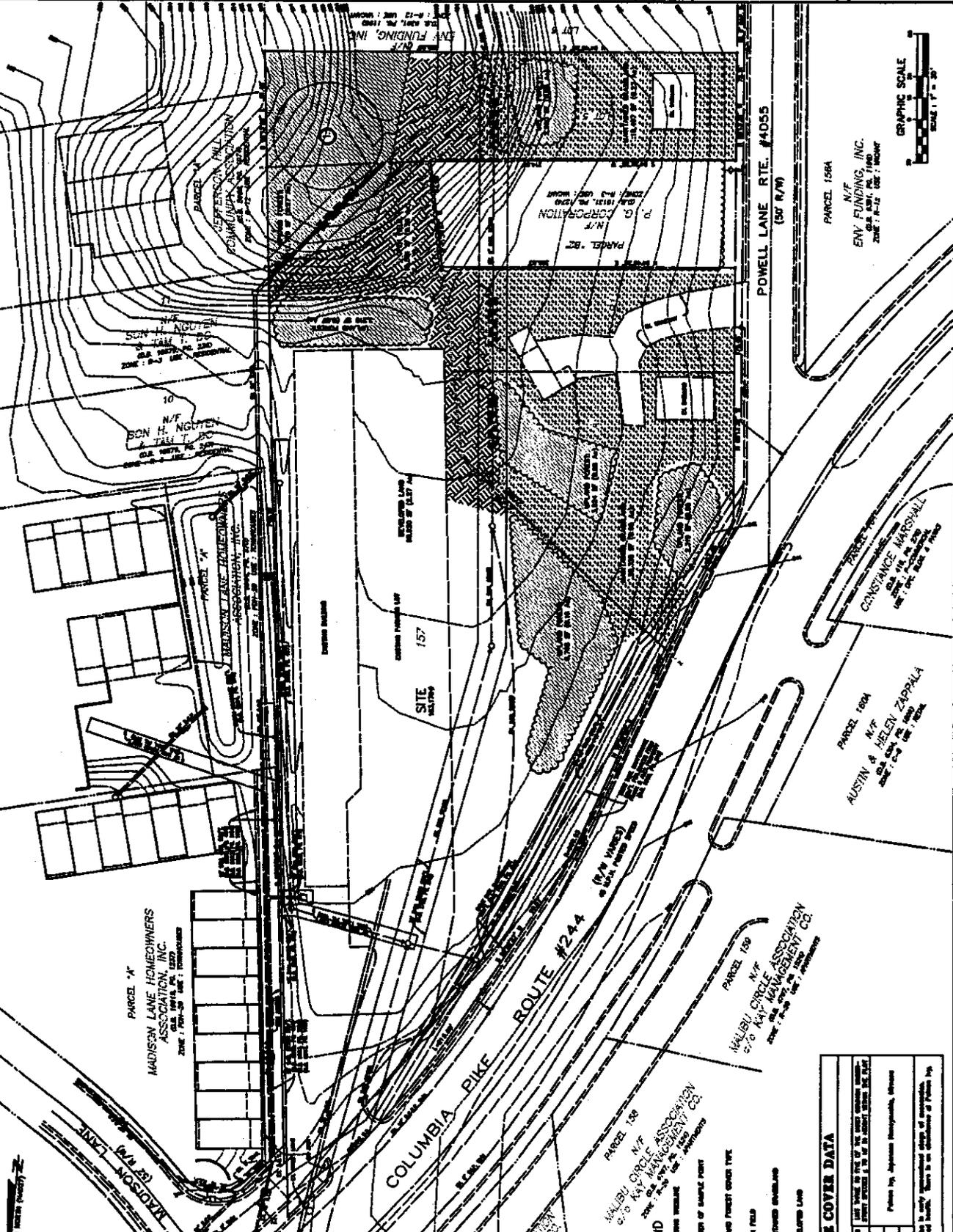


LEGEND

- ① Center of marked forest
- Unlawful forest cover type
- Open field
- Unimproved meadow
- Reforested land

TREE COVER DATA

Parcel #	Area (Acres)	Tree Cover Type	Notes
Parcel 156A	1.0	Unimproved meadow	ENY FUNDING, INC. Zone 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



PARCEL 156A
 N/F
 ENY FUNDING, INC.
 10000 Westpark Drive, Suite 100
 Fairfax County, Virginia

PARCEL 158A
 N/F
 AUSTIN & HELEN ZAPPALA
 10000 Westpark Drive, Suite 100
 Fairfax County, Virginia

PARCEL 159
 N/F
 MALIBU CIRCLE ASSOCIATION
 10000 Westpark Drive, Suite 100
 Fairfax County, Virginia

PARCEL 157
 N/F
 MALIBU CIRCLE ASSOCIATION
 10000 Westpark Drive, Suite 100
 Fairfax County, Virginia

PARCEL 158
 N/F
 MALIBU CIRCLE ASSOCIATION
 10000 Westpark Drive, Suite 100
 Fairfax County, Virginia

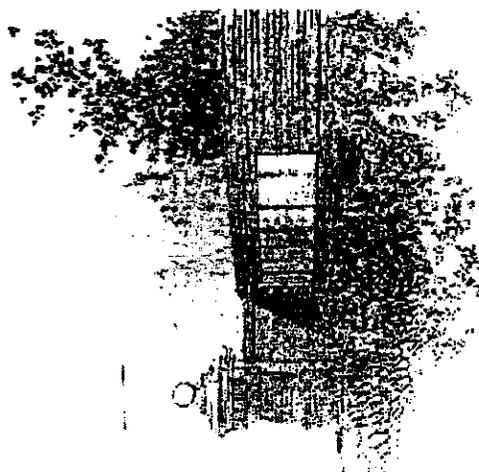
NO.	DATE	REVISIONS

ARCHITECTURAL ELEVATIONS
HOLMES RUN PARK OVERLOOK
 MAYSON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

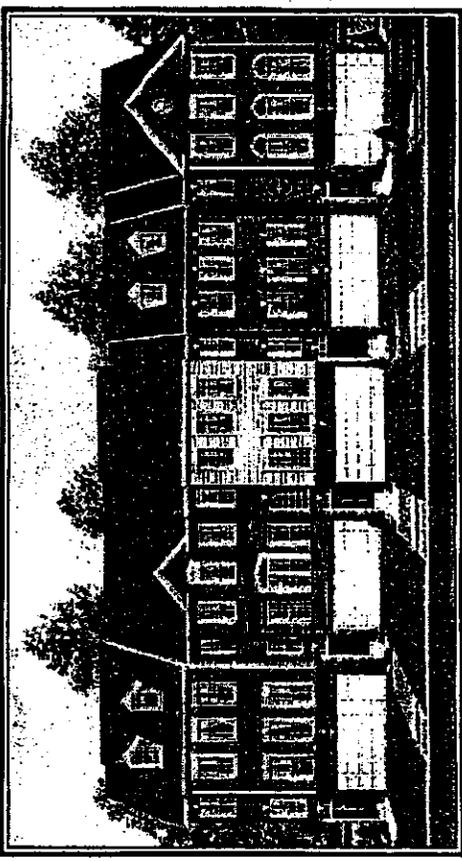


NO.	DATE	REVISIONS

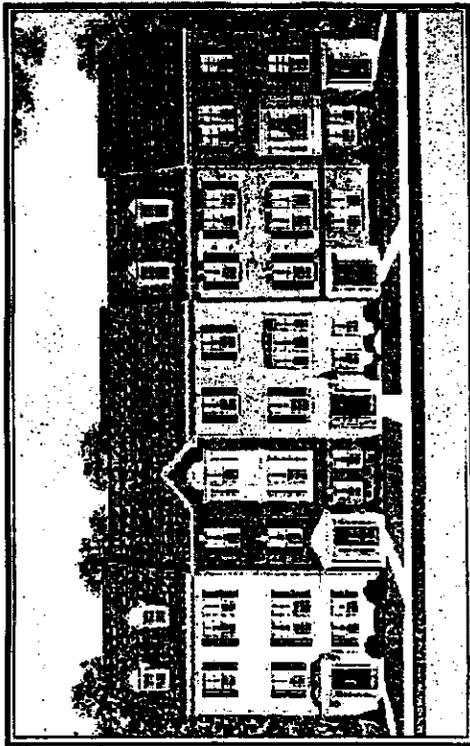
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ENTRY/SIGN WALL



FRONT-LOAD ENTRY UNIT



REAR-LOAD ENTRY UNIT

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, John H. Tillmann, requests to rezone four parcels totaling 4.21 acres from the C-8 (Highway Commercial District), R-3 (Residential District, Three Dwelling Units/Acre) and HC (Highway Corridor Overlay District) to the PDH-12 (Planned Development Housing – Twelve Dwelling Units/Acre) and HC Districts for the development of forty-nine (49) single family attached (SFA) dwelling units at a density of 11.6 dwelling units per acre (du/ac) and 40% open space. In addition, the applicant is requesting Final Development Plan approval. The applicant submitted two Conceptual/Final Development Plans (CDP/FDP). The first requests access only from Powell Lane and the alternative CDP/FDP provides access from Powell Lane and an interparcel connection to Madison Lane.

Copies of the Draft Proffers, Proposed Final Development Conditions, Affidavit, and Applicant's Statement of Justification can be found in Appendices 1-4, respectively.

Waivers/Modifications Requested:

Waiver of the service drive requirement along Columbia Pike.

Modification of the transitional screening and waiver of the barrier requirements adjacent to Tax Map 61-4 ((4)) B2 and Tax Maps 61-4 ((1)) 10 and 11.

Waiver of the 600 foot maximum length of private streets.

Waiver of the 200 square foot privacy yard requirement for Lots 22-49.

LOCATION AND CHARACTER

Site Description:

The 4.21 acre site is located southeast of Columbia Pike and east of Powell Lane. The site contains the Rosslyn Auto Body Shop and two single family detached (SFD) structures. The Rosslyn Auto Body Shop is accessed from Columbia Pike and Madison Lane and the single family dwelling units are accessed from Powell Lane. Parcel 157 (containing the auto body shop) is heavily developed and paved and there is storage of industrial materials and automobiles on site. Parcels A, B-1 and 5 (containing the two single-family homes) have maintained grasslands and wooded areas.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Americana Barcroft Plaza – MF (18.47 du/ac)	R-20	Residential, 16-20 du/ac
South	Vacant (Approved for SFA (8.24 du/ac) – RZ 81-M-084)	R-12	Residential, 8-12 du/ac
East	Madison Place – SFA (18.3 du/ac) SFD Jefferson Hill – SFA (8.03 du/ac)	PDH-20 R-3 R-12	Residential, 8-12 du/ac
West	Auto Repair & Office Vacant (Approved for SFA Vacant (Approved for SFA	C-8 R-12	Residential, 8-12 du/ac

BACKGROUND

Site History:

Application	Date	Use
#1378	April 14, 1959	Variance to permit a building to be located 15 feet from the property line. ¹
#13118	December 18, 1962	Variance for a building addition to be located 15 feet from the property line. ²
#26827	September 22, 1964	Variance for a building addition to be located 14.8 feet from the property line. ³

1. On April 14, 1959, the Board of Zoning Appeals approved a variance (#1378) to permit the location of an existing building for an auto repair garage and proposed addition on Tax Map 61-4 ((1)) 157 to be located fifteen feet from the eastern property line.

- 2. On December 18, 1962, the Board of Zoning Appeals approved a variance (#13118) to permit an addition for the existing auto repair garage on Tax Map 61-4 ((1)) 157 to be located fifteen feet from the eastern property line.
- 3. On September 22, 1964, the Board of Zoning Appeals approved a variance (#26827) to permit an addition for the existing auto repair garage on Tax Map 61-4 ((1)) 157 to be located 14.8 feet from the eastern property line.

The single family detached house on Tax Map 61-4 ((4)) A was constructed in 1925 with an addition in 1960 and the single family detached house on Tax Map 61-4 ((4)) 5 was constructed in 1957. There is no other significant land use history on the site.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

- Plan Area:** I
- Planning District:** Baileys Planning District
- Planning Sector:** Glasgow Community Planning Sector (B4)
- Plan Map:** Residential, 2-3 du/ac
- Plan Text:**

APR Item 97-I-6B amended Page 173 of the 1991 edition of the Area 1 Plan as amended through June 26, 1995 to read as follows:

- "4. Parcels 61-4 ((1)) 157 and ((4)) A, B1, B2, and 5 are planned for residential use at 2-3 dwelling units per acre. The redevelopment of Parcel 61-4 ((1)) 157 to a non-residential use, other than a neighborhood service use such as a day care is inappropriate.

As an option, with substantial consolidation of the parcels, which consolidation must include Parcel 61-4 ((1)) 157, residential use at 16-20 dwelling units per acre, urban in design with inside parking, similar to the character to the adjacent PDH-20 development may be appropriate, if access is provided as shown on Figures 91 and 92, and substantial screening and buffering along Columbia Pike are provided. Any development proposal under this option should provide a consolidation that will result in a well designed project which does not preclude any unconsolidated parcels from developing in a similar manner, in conformance with the Plan."

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

Title of CDP/FDP: Holmes Run Park Overlook

Prepared By: Charles P. Johnson & Associates, Inc.

Original and Revision Dates: September 28, 2000, as revised through
March 30, 2001

Sheet #	Description
Sheet 1	Cover Sheet, Notes, Site Tabulations, Vicinity Map, Soils Map
Sheet 2	Conceptual/Final Development Plan, Bus Stop Detail, Optional Embankment Only Stormwater Management Pond
Sheet 2A	Alternative Conceptual/Final Development Plan, Alternative Access to Madison Lane
Sheet 3	Landscape Plan, Bus Stop Detail
Sheet 4	Existing Vegetation Map, Tree Cover Data
Sheet 5	Architectural Elevations, Entry Sign Detail

- Sheets 2 and 2A detail the request to rezone the 4.21 acre site from the C-8, R-3 and HC Districts to the PDH-12 and HC Districts to construct forty-nine (49) single family attached dwelling units at a density of 11.6 du/ac and 40% open space. The applicant will determine which alternative to build; however, Sheet 2 does not provide the required service drive and would require a waiver by the Board of Supervisors. If the service drive waiver is not granted, the applicant would construct the alternative layout depicted on Sheet 2A. Sheet 2 shows the development plan with access only from Powell Lane and the alternative layout on Sheet 2A depicts the development plan with access from Powell Lane, an interparcel access easement to Tax Map 61-4 ((1)) 11 to the east and an alternative access to Madison Lane at the northeast portion of the site, through the extension of the private street.
- The CDP/FDP on Sheet 2 depicts Lots 1-23 to be front-loaded townhouses with their front entrances facing the private street. Lots 24-49 will be rear loaded townhouses with their front entrance facing the internal sidewalk. An additional ten (10) parking spaces are proposed near Lots 40-49 and twelve (12) parking spaces are proposed near Lots 1-4 and Lot 39. Lots 24-49 are requesting a waiver of the 200 square foot privacy yard requirement. The alternative CDP/FDP on Sheet 2A depicts Lots 1-21 to be front-loaded townhouses with their front entrances facing the private street. Lots 22-45 will be rear loaded townhouses with their front entrance facing the internal

sidewalk. Lots 46-49 will be rear loaded and their front entrances facing Powell Lane. Lots 22-49 are requesting a waiver of the 200 square foot privacy yard requirement. An additional five (5) parking spaces are proposed near Lots 38-41 and twelve (12) parking spaces are proposed near Lots 1-4 and Lot 37.

- The CDP/FDP on Sheet 2 provides the site's entrance only from Powell Lane and proposes the existing entrances on Columbia Pike and Madison Lane to be removed and revegetated. A private street is proposed to serve the lots and the applicant is requesting waivers of the maximum length of a private street and the service drive along Columbia Pike. In addition, an interparcel easement is proposed to Tax Map 61-4 ((4)) B2. The alternative CDP/FDP on Sheet 2A proposes the site's entrance to be from Powell Lane and the existing entrances on Columbia Pike to be removed and revegetated. There is a proposed interparcel access to Tax Map 61-4 ((1)) 11 to the east and an alternative access to Madison Lane at the northeast portion of the site through the extension of the private street. In addition, an interparcel easement is proposed to Tax Map 61-4 ((4)) B2.
- In both CDP/FDPs a gazebo and small recreation area are proposed near Lots 33-36. A larger recreation area is proposed on the south side of the site in the area that is partially separated from the site by Tax Map 61-4 ((4)) B2. The applicant will provide an eight (8) foot high noise barrier along the southern portion of Columbia Pike, adjacent to the outdoor recreation area to screen the common open space. In accordance with Section 10-104 of the Zoning Ordinance an eight (8) foot high fence is allowed in the front yard when a residential corner lot abuts a major thoroughfare and access is from another street other than the major thoroughfare.
- In both CDP/FDPs, a bus stop is proposed along Columbia Pike near the intersection with Madison Lane as detailed on Sheet 2. The Columbia Pike southbound left turn lane is proposed to be extended approximately seventy (70) feet. An eight (8) foot wide asphalt trail is proposed along Columbia Pike and the existing trail near Columbia Pike will be removed. Sidewalks are proposed on the private streets to connect to the trail along Columbia Pike. An internal sidewalk is proposed to connect Lots 24-49 to the sidewalks and the trail along Columbia Pike. The alternative layout depicted on Sheet 2A proposes Lots 46-49 to face Powell Lane and connect to the sidewalk system.
- In both CDP/FDPs, a dry stormwater management pond is proposed in the southeastern portion of the site and is accessed from the private street. The stormwater management (SWM) pond may be an embankment only facility

as depicted on Sheet 2 if the appropriate modifications and waivers are granted by the Department of Public Works and Environmental Services (DPWES). Best management practices (BMP) may be utilized in either stormwater management pond.

- A landscape plan for the site is detailed on Sheet 3 of the CDP/FDP. At a minimum one row of trees is proposed along Powell Lane and Columbia Pike. Additional trees are proposed along the boundary for Tax Map 61-4 ((4)) B2 and near the stormwater management pond. A tree save area is proposed east of the recreation area on the south side of the site. Additional tree save is proposed along the southeastern portion of the site if the appropriate modifications are granted for an embankment only stormwater management pond. The applicant is requesting a modification of the transitional screening and waiver of the barrier requirements adjacent to Tax Map 61-4 ((4)) B2, Tax Maps 61-4 ((1)) 10 and 11, which are zoned R-3.
- The existing vegetation plan is provided on Sheet 4 of the CDP/FDP. The northern portion of the site (Parcel 157) is developed with the auto repair garage and parking lot. The southern portion of the site (Parcels A, B1 and 5) contains two single family detached structures, maintained grasslands and pockets of trees. The existing buildings will be removed.
- An entry sign is proposed at the entrance of Powell Lane and is detailed on Sheet 5. The architectural elevations for the proposed dwelling units are detailed on Sheet 5 of the CDP/FDP.

Transportation Analysis (Appendix 6)

Staff supports the alternative conceptual/final development plan depicted on Sheet 2A with immediate access to Madison Lane. There are significant outstanding transportation issues associated with the proposed conceptual/final development plan depicted on Sheet 2 which does not propose access to Madison Lane.

Issue: Proposed Entrance

In both CDP/FDPs, the proposed entrance on Parcel B1 to Powell Lane is too close to the intersection of Powell Lane and Columbia Pike and should be relocated to the south. Powell Lane does not intersect with Columbia Pike at a right angle; the intersection is skewed since Powell Lane is a north-south street and Columbia Pike at this intersection crosses Powell Lane from southwest to northwest. The approximate distance from the east side of Powell Lane to Columbia Pike is 165 feet; however, the distance from the west side of Powell

Lane to the proposed entrance is only 65 feet from Columbia Pike. This is a safety issue, since vehicles stopped on Powell Lane awaiting entry onto Columbia Pike may queue back past the proposed entrance making it difficult to exit the site and possibly blocking left turns into the site. In addition, vehicles turning off Columbia Pike making left turns into the proposed entrance have only the distance of about two car lengths to make the left turn. The applicant was requested to acquire Tax Map 61-4 ((4)) B2 and relocate the entrance to the site further to the south.

Resolution:

The applicant was unable to acquire Tax Map 61-4 ((4)) B2 and did not revise the proposed entrance location onto Powell Lane. The alternative layout depicted on Sheet 2A provides an access to Madison Lane that would help alleviate the problem by allowing a second entrance and exit to the site. The second access will help alleviate the congestion at the Powell Lane and provide the residents with an option to enter and exit the site. The applicant proposes an interparcel access easement to Tax Map 61-4 ((1)) 11, which would be the preferred access to Madison Lane; however, Tax Map 61-4 ((1)) 11 is currently zoned R-3 and developed with a single family detached structure. Until this access is available, staff would recommend that the alternative access to Madison Lane be provided in the northeast corner of the site. This issue is adequately addressed with the inclusion of immediate access to Madison Lane detailed in the alternative layout on Sheet 2A. The conceptual/final development plan on Sheet 2 does not propose access to Madison Lane and this issue would remain a major outstanding concern. Staff supports the application if the CDP/FDP depicted on Sheet 2A is utilized. Staff does not support the CDP/FDP layout depicted on Sheet 2.

Issue: Service Drive

The preferred access to the development is via a service drive to a signalized intersection at Columbia Pike and realigned Madison Road. Both the Zoning Ordinance and Comprehensive Plan require the service drive along Columbia Pike. Staff could support a waiver of the service drive requirement if a signal was warranted and installed at the Columbia Pike and Powell Lane intersection. The applicant should provide written approval from VDOT for signalization of the Columbia Pike/Powell Lane intersection in order to obtain a waiver of the required service drive requirement.

Resolution:

The applicant proffered to install a traffic signal at the intersection of Columbia Pike and Powell Lane, if warranted. If warrants are not met, the applicant

proffered escrow proportional funds for a signal. However, the applicant has not provided written approval from VDOT for the traffic signal. The applicant provided an alternative layout on Sheet 2A that provides a connection to Madison Lane as detailed in the Comprehensive Plan. The service drive will help alleviate the congestion at the Powell Lane entrance and provide the residents with an option to enter and exit the site. This issue is adequately addressed with the inclusion of the immediate access to Madison Lane depicted in the alternative layout on Sheet 2A. The conceptual/final development plan on Sheet 2 does not propose access to Madison Lane and this issue remains a major outstanding concern with that alternative.

Issue: Interparcel access

The applicant was requested to proffer to construct the interparcel access and extend an easement for Tax Map 61-4 ((4)) B2. In addition, the applicant was requested to demonstrate that the location of the interparcel access is workable for the possible development of Tax Map 61-4 ((4)) B2 in conformance with the Comprehensive Plan.

Resolution:

The applicant did not proffer to construct the interparcel access; however, the applicant proffered to grant the access easement for Tax Map 61-4 ((4)) B2 and construct the curb cut. The construction of the curb cut allows Tax Map 61-4 ((4)) B2 to access the site's entrance to Powell Lane and provides for additional open space on-site until Parcel B2 is developed. The applicant demonstrated that Tax Map 61-4 ((4)) B2 could develop at either the PDH-12 or PDH-20 Districts. (Appendix 7) In staff's opinion this issue has been adequately addressed.

Environmental Analysis (Appendix 8)

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

Issue: Water Quality

A portion of the site has been used for commercial uses and staff has noted the potential for contamination of soil and water from the petroleum based products that were used and/or stored on this site. The applicant was requested to submit a Phase I investigation of the property and if warranted by the results of the Phase I investigation, conduct a Phase II Monitoring program and if needed a remediation program.

Resolution:

The applicant proffered to submit Phase I and if required a Phase II Monitoring and remedial action program. This issue has been adequately addressed.

Issue: Transportation Generated Noise

The site is exposed to noise from Columbia Pike and a preliminary highway noise analysis based on projected traffic levels produced the following on-site conditions:

DNL 65 dBA	345 feet from centerline
DNL 70 dBA	160 feet from centerline

Noise levels above DNL 65 dBA impact nearly the entire site and Lots 1-3, 27-39 and 40-48 (Lots 1-3, 25-37, 38-44, and 46-49 in the alternative layout) are exposed to noise levels between DNL 70 and 75 dBA. The applicant should provide a noise study to ensure that exterior noise levels could be reduced to DNL 65 dBA within the individual yards and common areas. In addition, the applicant was requested to commit to the use of appropriate building construction methods for noise mitigation.

Resolution:

The applicant proffered to achieve the maximum interior noise level of approximately 45 dBA Ldn for residential units that lie within the 65 and 70 dBA Ldn and above the 70 dBA Ldn noise contours and reduce the maximum exterior noise levels to 65 dBA by providing a noise attenuation barrier along Columbia Pike. In staff's opinion this issue has been adequately addressed.

Issue: Tree Preservation:

The Policy Plan calls for protecting and restoring tree cover during development. There are opportunities for tree save along the perimeter of the site and the southeastern corner of the site near the proposed stormwater management pond. The applicant was requested to investigate the use of an embankment only stormwater management pond in order to preserve trees and provide for additional tree save areas on site.

Resolution:

The applicant proffered to request the appropriate modifications from the Department of Public Works and Environmental Sciences (DPWES) for an embankment only stormwater management pond that would preserve additional

trees along the southeastern corner. An additional tree save area was provided east of the proposed recreational area. In staff's opinion this issue has been adequately addressed.

Issue: Trails

The Countywide Trails Plan shows a trail along Columbia Pike.

Resolution:

The applicant proffered to construct a trail along Columbia Pike in accordance with the Public Facilities Manual (PFM) and Countywide Trails Plan.

Sanitary Sewer Analysis (Appendix 9)

The County's Wastewater Collection Division has scheduled the existing sanitary sewer lines within the site for rehabilitation and the applicant was requested to contact the agency to coordinate future construction activities. The applicant proffered to coordinate the rehabilitation of the sanitary sewer lines with the County Wastewater Collection Division. There were no additional sanitary sewer issues associated with the request.

Water Service Analysis (Appendix 10)

The application property is located within the franchise area of the Fairfax County Water Authority and adequate domestic water service is available from existing 8 and 16 inch mains located at the property. There are no water service issues associated with this request.

Fire and Rescue Analysis (Appendix 11)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #10, Bailey's Crossroads and currently meets fire protection guidelines. There are no fire and rescue issues associated with this request.

Schools Analysis (Appendix 12)

The Fairfax County Public Schools Facilities Planning Branch analysis states that twenty-six (26) additional students are anticipated by the rezoning request and that enrollments at Belvedere Elementary, Glasgow Middle and Stuart High are currently projected to be near or above capacity.

Stormwater Management Analysis (Appendix 13)

There are no downstream complaints on file and there are no stormwater management issues associated with this request.

Park Authority Analysis (Appendix 14)

There are no outstanding Park Authority issues with the execution of the proffers consistent with those contained in Appendix 1.

Issue: Recreation/Contribution

The development proposes 49 dwelling units that will add approximately 105 residents to the current population of Mason District. The residents of this development will need facilities including playground/tot lots, basketball, tennis, volleyball courts and athletic fields. The applicant was requested to provide the Zoning Ordinance requirement for outdoor recreation valued at a minimum of \$955 per unit or to make a contribution to the Park Authority for the development of parks in the nearby area.

Resolution:

The applicant proffered to provide recreation facilities on the site valued at a minimum of \$955 per unit (\$46,795) in accordance with the Zoning Ordinance requirement and to contribute any outstanding amount to the Park Authority for recreation facilities in Holmes Run Park. This issue has been addressed.

Land Use Analysis (Appendix 5)

The site is planned for a residential development of 2-3 du/ac with an option for higher density at 16-20 du/ac, subject to several conditions. The proposed residential use of 11.6 du/ac is below the recommended optional density of 16-20 du/ac; however, the development must satisfy the conditions for the optional level to exceed the Plan recommendation of 2-3 du/ac.

Issue: Consolidation

The application has achieved consolidation of all the parcels in the Plan text except for Parcel B2, which separates the open space and recreation area from convenient access to the residential units. The applicant was requested to consolidate Parcel B2 to provide convenient access to the recreation area and provide a better designed project.

Resolution:

The applicant was unable to acquire Parcel B2 to achieve full consolidation of the site. The applicant proffered to provide the inter-parcel access, which could allow the unconsolidated parcel to develop "in a similar manner, in conformance with the Plan". (Appendix 7) In addition, the applicant provided a smaller open space near Columbia Pike with a gazebo and access to the larger open space parcel via the pond access road. While it is preferred that Parcel B2 be consolidated to provide convenient access to the open space the Comprehensive Plan specifies that only substantial consolidation is required and that the development not preclude the unconsolidated parcels from developing in a similar manner. The applicant consolidated 4 of the 5 specified parcels, including Parcel 157, and provided a development plan that does not preclude Parcel B2 from developing in a similar manner. It is staff's opinion that this issue has been adequately addressed.

Issue: Access

Access into the site is to be provided through the provision of a service drive along Columbia Pike as depicted on Figures 91 and 92 on Pages 176 and 177 of the Comprehensive Plan. See the transportation analysis for a detailed analysis. Staff supports the application if the CDP/FDP layout depicted on Sheet 2A is utilized. Staff does not support the CDP/FDP layout depicted on Sheet 2.

Issue: Buffering

The Plan recommends substantial buffering along Columbia Pike. The proposed landscape plan generally depicts a single row of shade trees with some supplemental evergreen and ornamental tree plantings in a buffer strip varying from 10-20 feet in width. Staff requested that the applicant provide a denser buffer consisting of a combination of berms, fencing, evergreen understory plantings and a depth of 25-35 feet.

Resolution:

The applicant proffered a fence along the southern portion of Columbia Pike to reduce the noise levels and provide a visual barrier of the traffic. The acoustical fencing will include the planting of creeping plants such as ivy. The applicant did not revise the landscape plan to provide additional plantings. The majority of the lots will be screened from traffic on Columbia Pike by the fence and landscaping. While additional landscaping and a deeper buffer would be preferred, it is staff's opinion that provision of the fence has adequately addressed this issue.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The requested rezoning of the 4.21 acre site to the PDH-12 District must comply with the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

Sect. 6-101. Purpose and Intent: This section states that the PDH District was established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote a balanced development of mixed housing types and encourage the provision of affordable dwelling units. The development proposes forty-nine (49) single family attached dwelling units with 40% open space. The applicant proffered to contribute 0.5% to the Housing Trust Fund to assist Fairfax County's low and moderate income housing goals. It would be preferable for Parcel B2 to be consolidated to provide a more accessible open space and better site access. The applicant does propose to consolidate 4 of the 5 parcels specified in the Plan and to redevelop a commercial site to provide residences in character with the surrounding neighborhood. Therefore, staff believes the purpose and intent of a PDH District is satisfied.

Par. 1 of Sect. 6-107. Minimum District Size: This section states that a minimum of two (2) acres is required for approval of the PDH District. The applicant proposes to rezone 4.21 acres, which exceeds the minimum district size of two acres. This standard has been met.

Sect. 6-109. Maximum Density: The maximum density for the PDH-12 District is 12 dwelling units per acre (du/ac). The applicant is proposing a density of 11.6 du/ac, which is under the maximum density. This standard has been met.

Par. 1 of Sect. 6-110. Open Space: A minimum of 30% open space is required for the PDH-12 District. The development provides 40% open space. This standard has been met.

Par. 2 of Sect. 6-110: A minimum of \$955 per unit is required for on-site recreational facilities. The applicant proffered to provide recreational amenities of a minimum of \$955 per unit or contribute the outstanding portion to the Fairfax County Park Authority. This standard has been met.

Section 16-101

General Standard 1 requires substantial conformance with the Comprehensive Plan. As discussed in the land use analysis, the proposed development of forty-nine (49) dwelling units at a density of 11.6 dwelling units per acre is below the density for the optional development. In staff's opinion, the applicant has provided adequate buffers along Columbia Pike and parcel consolidation to meet the development criteria for the optional level. However, as stated in the transportation and land use analysis, only the alternative layout provides access in accordance with the Comprehensive Plan. In staff's opinion this standard has been met only by the alternative layout shown on Sheet 2A.

General Standard 2 requires that the design of the proposed planned development result in a more efficient use of the land and in a higher quality site design than could be achieved in a conventional district. The R-12 District would not permit a waiver of the 200 square foot privacy yard and would require only 25% open space, while the development is proposing 40% open space. The waiver of the 200 square foot privacy yard allows Lots 24-49 (Lots 22-49 in the alternative CDP/FDP) to be rear loaded and front on interior sidewalks. In staff's opinion this standard has been met.

General Standard 3 requires that the design of the proposed development protect and preserve the natural features on the site. The existing site does not contain significant vegetation, except for the area located near the stormwater management pond. The applicant has proposed a tree save area east of the stormwater management pond and proffered to install an embankment only pond if the appropriate modifications are granted by DPWES. In addition, the applicant will preserve 40% of the site as open space. This standard has been met.

General Standard 4 requires that the proposed development be designed to prevent substantial injury to the use and value of existing surrounding development and not to hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. The application proposes to remove a commercial development and replace it with a residential development that is in character with the surrounding community and Plan. In addition, the applicant has proposed a development that provides an interparcel easement to the unconsolidated Parcel B2 and allows Parcel B2 to develop in accordance with the Plan. In staff's opinion the proposed development would not cause injury to the use and value of the properties surrounding the subject site. This standard has been met.

General Standard 5 requires that the planned development be located in an area where transportation, police, fire protection and other public facilities are available and adequate for the proposed use. This standard has been met.

General Standard 6 requires that the planned development coordinate linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. The applicant proffered to provide a traffic light at the Powell Lane and Columbia Pike intersection, lengthen the left turn lane on south bound Columbia Pike, and establish an interparcel easement to Tax Map 61-4 ((4)) B2. As stated in the transportation analysis, the alternative layout depicted on Sheet 2A provides access in accordance with the Comprehensive Plan and helps alleviate the problem of the proximity of the entrance on Powell Lane to Columbia Pike. In staff's opinion this standard has been met only with the alternative layout shown on Sheet 2A.

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

Sect. 16-102 Design Standards:

Design Standard 1 states that, in order to complement development on adjacent properties, at all peripheral boundaries of the planned development, the bulk regulations and landscaping and screening provisions should generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The conventional zoning district which most closely resembles this district is the R-12 District. The R-12 District front yard and side yards are controlled by the 15° angle bulk plane, but not less than 5 and 10 feet, respectively. The rear yard is controlled by the 30° angle bulk plane, but not less than 20 feet. The maximum height for a residential structure in the R-12 District is 35 feet and 40 feet when affordable dwelling units (ADUs) are present. The applicant has requested a maximum height of 40 feet, but did not provide ADUs. At a height of forty (40) feet, the minimum yards would be 11 feet for the front and side yards and 23 feet for the rear yard in the R-12 District. In the CDP/FDP depicted on Sheet 2 the dwelling units are located no closer than 30 feet from Columbia Pike and Powell Lane (front) and 60 feet from Tax Map 61-4 ((4)) B2 (side); however, there is only a 20 foot setback from the dwelling units and the rear lot line adjacent to Madison Place to the east. The proposed dwelling unit's rear yards abut Madison Place which is zoned PDH-20, except for Lots 18-23 which abut two R-3 parcels that are planned for 8-12 du/ac. In the alternative CDP/FDP depicted on Sheet 2A the dwelling units are located no closer than 16 feet from Powell Lane (front) and 30 feet Columbia Pike (front) and 60 feet from Tax

Map 61-4 ((4)) B2 (side); and 20 foot setback from the dwelling units and the rear lot line adjacent to Madison Place to the east. At a height of forty (40) feet, the minimum yards would be 11 feet for the front and side yards and 23 feet for the rear yard in the R-12 District. The dwelling units rear yards abut Madison Place which is zoned PDH-20, except for Lots 18-21 which abut an R-3 parcel that is planned for 8-12 du/ac. While the twenty foot rear yards for both proposals could result in the dwelling units to be located closer than the 40° angle bulk plane, the development is in character with the surrounding development and is proposed to replace a commercial use that is currently located fifteen (15) feet from the rear lot line. The proposed maximum height of 40 feet exceeds the R-12 maximum height of 35 feet when ADUs are not present; however, the proposed 40 foot height is in character with the adjacent Madison Place to the east. In staff's opinion the proposed yards and building heights are generally in conformance with the R-12 District and this standard has been met.

Design Standard 2 states the development must provide adequate open space, parking and loading spaces as set forth in the Ordinance. The development proposes 40% open space; whereas, 30% is required by the PDH-12 District. The applicant is providing additional parking spaces above those required for the site; there are no loading spaces required. This standard has been met.

Design Standard 3 states the streets and driveways shall be designed to conform to the Ordinance, and that a network of trails and sidewalks shall provide access to recreational amenities and open space. The applicant proffered to construct the private streets, trail and sidewalks in accordance with the requirements of the Public Facilities Manual. This standard has been met.

Waivers/Modifications

Waiver of the service drive requirement

The Comprehensive Plan provides specific language for a service drive to provide access to the site along Columbia Pike. The alternative layout depicted on Sheet 2A provides for the service drive in accordance with the Comprehensive Plan. As stated in the transportation analysis, it is staff's opinion that only the alternative layout with immediate access to Madison Lane is recommended. Staff does not support a waiver of the service drive requirement.

Modification of the transitional screening and waiver of the barrier requirements

In both development scenarios the applicant requests a modification for transitional screening and waiver of the barrier requirements along the R-3 sites (Tax Maps 61-4 ((4)) B2, Tax Maps 61-4 ((1)) 10 and 11) to the south and east.

The Zoning Ordinance requires a Type 1 Transitional Screening (25 foot open space) and a Type D, E or F Barrier (42-48 inch chain link fence, 6-foot wall or solid wood fence).

Par. 3 of Sect. 13-304 of the Zoning Ordinance allows a modification of the transitional screening and barrier requirements where land between the building and property line has been specifically designed to minimize the adverse impacts through a combination of architectural and landscaping techniques. The adjacent R-3 parcels are currently either vacant or developed with single family detached dwelling units. All three parcels are planned for 8-12 du/ac with an option for 16-20 du/ac. The CDP/FDP depicts peripheral landscaping approximately 15 feet in depth from Tax Map 61-4 ((4)) B2, with the closest dwelling unit located over 60 feet from the property line. The application has been designed to permit the development of the unconsolidated Parcel B2 in accordance with the Plan. The presence of a barrier or additional buffer would isolate the parcel and separate any potential development from the site and prevent Parcel B2 from developing as an integrated and cohesive extension of the development. A fence and a minimum of 20 feet of open space is provided adjacent to Tax Maps 61-4 ((1)) 10 and 11. The existing fence meets the barrier requirement and the 20 foot open space exceeds the existing 15 foot setback from the commercial structure. If the applicant develops the site in accordance with the CDP/FDP depicted on Sheet 2A and Parcel 10 and 11 develop in accordance with the Comprehensive Plan, the sites could be connected via the proposed interparcel connector. Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirements for either alternative.

Waiver of 600 foot maximum length of private streets

In both development scenarios, the applicant has requested a waiver of the 600 foot maximum length for private streets within the development. Private streets are found in many residential developments to allow more flexibility in the layout of the units in order to provide a high quality development that includes adequate parking areas throughout while further achieving a residential density that coincides with the Comprehensive Plan's recommendations for the area. Staff recommends approval of the waiver of the 600 foot maximum length for private streets for either alternative.

Waiver of the 200 square foot privacy yard

Section 6-306 of the Zoning Ordinance requires a minimum 200 square foot privacy yard for every lot unless waived by the Board as part of a development plan. In the development depicted on Sheet 2 of the CDP/FDP, the applicant requests a waiver of the 200 square foot requirement for Lots 24-49 and in the

alternative CDP/FDP depicted on Sheet 2A, Lots 22-49 will require a waiver. A small recreation area is located adjacent to the units. Staff recommends approval of the waiver of the 200 square foot privacy yard for either alternative.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The conceptual/final development plan depicted on Sheet 2 fails to meet General Standards 1, 5 and 6 for planned developments. In addition, the CDP/FDP on Sheet 2 does not provide access in accordance with the Comprehensive Plan as required to develop at the optional level. The Madison Lane access depicted on Sheet 2A meets the Plan requirement for a service drive along Columbia Pike. In addition, the second access will help alleviate the potential traffic problem that may be caused by the poor location of the entrance on Powell Lane. Sheet 2A proposes two access points to Madison Lane. The first access point is through Tax Map 61-4 ((1)) 11, which is currently developed with a single family house and does not provide a connection to Madison Lane. If Parcel 11 were to redevelop, this would be the preferred location for access to Madison Lane from the site. The alternative access point is the existing access road to Madison Lane. While staff prefers access to Madison Lane via Parcel 11, the immediate access to Madison lane is requested. Staff concludes that the subject application is in harmony with the Comprehensive Plan for only the alternative conceptual/final development plan depicted on Sheet 2A.

Staff Recommendations

In staff's opinion the CDP/FDP depicted on Sheet 2 fails to the requirements of a Planned Development Housing (PDH) District and is not in harmony with the Comprehensive Plan. Staff recommendation for approval is subject to the denial of the requested service drive waiver and construction of the alternative layout depicted on Sheet 2A of the CDP/FDP.

Staff recommends approval of RZ 2000-MA-055 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of alternative layout for FDP 2000-MA-055 subject to the proposed development conditions contained in Appendix 2.

Staff recommends denial of a waiver of the service drive requirement along Columbia Pike.

RZ 2000-MA-055

April 11, 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-MA-055 and FDP 2000-MA-055, filed for property identified as Tax Map 61-4 ((1)) Parcel 157 and Tax Map 61-4 ((4)) Parcels A, B1 & 5 (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-12 and HC Districts.

1. Development Plan:

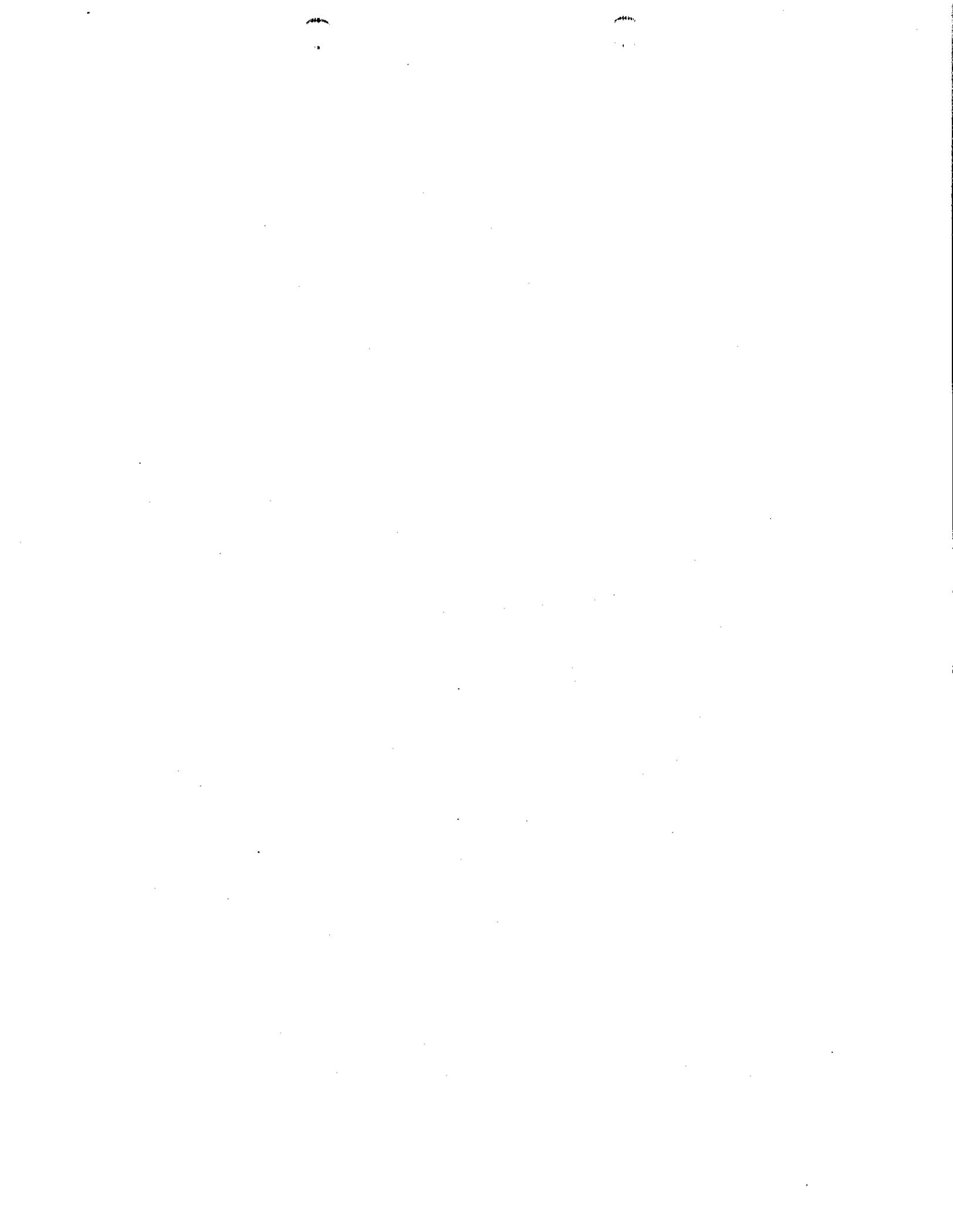
Development of the Application Property shall be in substantial conformance with the CDP/FDP prepared by Charles P. Johnson & Associates consisting of six sheets dated September 28, 2000 and revised through March 30, 2001. Internal and frontage improvements to the property will be constructed in substantial conformance to the CDP/FDP. The applicant at their discretion shall determine whether to construct the layout depicted on Sheet 2 or the alternate layout of Sheet 2A of the CDP/FDP. In the event that the Board of Supervisors denies the waiver of the service drive along Columbia Pike then the alternative layout on sheet 2A will be constructed.

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 internal 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 accordance with the FDP, and do not increase the number of units or decrease the amount of open space, peripheral setbacks, access or parking spaces, without requiring approval of an amended FDP.

3. Construction of Private Streets and Provision of Sidewalks:

A). 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) to design, depth of pavement and materials consistent with 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 which 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.

B). Prior to the issuance of a Residential Use Permit (RUP) a trail will be constructed along Columbia Pike in an easement generally as shown on the CDP/FDP. The trail will be constructed in conformance with the Public Facilities Manual and Countywide Trails Plan subject to the approval of the Director of DPWES. The Applicant will place a public access easement over the trail in a form acceptable to the county attorney. The existing trail will be removed.

4. Sanitary Sewer:

The applicant will coordinate construction activities with the County Wastewater Collection Division to coordinate the rehabilitation of sanitary sewer lines.

5. Bus Shelter:

The applicant shall construct a bus shelter pad off site generally as shown on the CDP/FDP on the Columbia Pike Rt. 244 unless Fairfax Department of Transportation or VDOT does not approve the pad, which event will relieve the applicant of any further obligation under this proffer.

6. 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.

7. 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 (160 feet from centerline of Columbia Pike) the Applicant shall employ the following:

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

(ii) Doors (excluding garage doors) and glazing will 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 should 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 reduce interior noise level of approximately 45 dBA within a highway impact noise zone of DNL 70-75 dBA (160) feet from centerline of Columbia Pike) the Applicant shall employ the following acoustical treatments:

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

(ii) Doors (excluding garage doors) and windows will 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 should have a STC rating of at least 45.

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

C) In order to reduce the maximum exterior noise in the affected common areas to 65 dBA , noise attenuation barriers shall be provided generally as shown on the CDP/FDP. Acoustical fencing shall be architecturally solid from the ground up (except as the fence or wall needs to accommodate drainage) with no gaps or openings and of sufficient height to adequately shield the impacted area from the source of noise. The barrier will meet the requirements of Section 2-505 of the Zoning Ordinance.

7. Landscaping/Tree Save:

A) Landscaping will be provided in substantial accordance with the CDP/FDP landscape plan dated September 28, 2000 revised through March 30, 2001 as determined by the Urban Forester. If the alternate layout depicted on Sheet 2A is approved then the landscape plan shall be revised as shown on the detail for that layout or subject to the approval of the Urban Forester to permit the construction of lots 46-49. The noise attenuation barrier will be planted at its base on the development side with creeping plants such as ivy in addition to the CDP/FDP landscape plan plantings.

B) The applicant will remove the existing off site driveway to Columbia Pike and Madison Lane used for commercial vehicle access to parcel 157 and will re-sod and landscape the area except for the pond access required by DPWES unless this service drive access to Madison Lane is not waived by the Board of Supervisors. In the event that the existing service drive access to Madison Lane is utilized, then only the driveway access from Columbia Pike to the site will be removed and landscaped in accordance with the CDP/FDP.

8. Recreational Facilities:

The Applicant will comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities. The Applicant proffers that the expenditure for the recreational facilities will be a minimum of \$955.00 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 and picnic tables. If the \$955.00 per residential dwelling unit for on-site recreational facilities is not provided, as determined by DPWES, then any remaining funds shall be provided to the Fairfax County Park Authority for the provision of recreational facilities in Holmes Run Park.

9. Limits of Clearing and Grading:

The applicant shall generally conform to the limits of clearing and grading shown on the CDP/FDP subject to the installation of necessary sidewalks, trails and utility lines as approved by DPWES. Any trails and utility lines that may be within areas protected by limits of clearing and grading shall be located and installed in the least disruptive manner as possible considering cost and engineering as determined by the Urban Forestry Division. A replanting plan shall be developed and implemented, as approved by the Urban Forestry Division, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.

10. Geotechnical Investigation:

Prior to site plan approval, the applicant shall submit a geotechnical investigation of the site and implement such measures as determined by the to the satisfaction of DPWES.

11. Phase I Environmental Study

Prior to site plan approval the Applicant shall submit a Phase I Environmental investigation of the property to DPWES for review and approval in coordination with all appropriate reviewing agencies. The investigation will be generally consistent with the procedures described by the American Society of Testing and Materials (ASTM). If warranted by the results of the Phase I investigation and if determined by DPWES and the State Water Control Board, the applicant shall pursue a Phase II investigation and correction program. Subject to the findings of a Phase II program, if ground water, surface water and soil contaminants are found in sufficient quantities and at such levels to require a longer term monitoring program, a remedial action program and corrective action plan shall be performed in accordance with all applicable Federal, State and County requirements, prior to final subdivision approval.

12. 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) 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 than to park motor vehicles shall be disclosed in a separate disclosure in the HOA documents for future purchasers in the subdivision. A covenant in the 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 maintenance of open-space, recreational facilities, private streets 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.

13. Affordable Dwelling Units (ADU's):

At the time of record plat approval the applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to $\frac{1}{2}$ % 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.

14. Possible Inter-parcel Dedication:

A). An inter-parcel access easement (labeled "possible inter parcel access") to Tax Map 61-4 ((4)) B2, not to exceed 30 feet in width will be granted at the time of subdivision plat approval. The Applicant will construct a curb cut at the inter-parcel access point. The easement at the curb cut shall be conditioned upon residential use of the adjacent parcel and will be granted for only residential inter-parcel access. Furthermore, all costs of implementing an inter-parcel access except for the curb cut shall be borne by the owners of the adjacent parcel including but not limited to those associated with legal documents, agreements, construction, landscaping and engineering. The HOA documents shall specify that the HOA shall be responsible for only a proportionate part of the maintenance of the portion of the Holmes Run Overlook internal road that may be used by any adjacent residential development. An agreement by the owners of both developments setting forth a pro rata share of maintenance, repair, replacement and any necessary improvements to the roadway will be developed based on a formula for numbers of trips (ITE rates) generated

B). An inter-parcel access easement (labeled "possible inter parcel access") to Tax Map 61-4 ((1)) 11, (labeled "prop 30" inter-parcel access) will be granted at the time of subdivision plat approval. The Applicant will construct a curb cut at the inter-parcel access point. The easement at the curb cut shall be conditioned upon residential use of the adjacent parcel and will be granted for only residential inter-parcel access. Furthermore, all costs of implementing an inter-parcel access except for the curb cut shall be borne by the owners of the adjacent parcel including but not limited to those associated with legal documents, agreements, construction, landscaping and engineering. The HOA documents shall specify that the HOA shall be responsible for only a proportionate part of the maintenance of the portion of the Holmes Run Overlook internal road that may be used by any adjacent residential development. An agreement by the owners of both developments setting forth a pro rata share of maintenance, repair, replacement and any necessary improvements to the roadway will be developed based on a formula for numbers of trips (ITE rates) generated.

D). Residents will be notified of the inter-parcel access and the potential for additional dwelling units to be developed on the adjacent parcel in the HOA documents.

15. Provision of a Traffic Signal:

Prior to Final Subdivision Plat approval the Applicant will submit a revised warrant study to VDOT. If the warrant study is approved by VDOT the Applicant shall install a traffic signal at the Powell Lane intersection with Columbia Pike, the design and construction of which shall be subject to VDOT approval. If warrants are not met, then the applicant will escrow proportional funds for such a signal in the future prior to the first RUP. The amount of the escrow will be determined at site plan review based on a pro rata formula from the actual trips generated from this development versus the trips generated from other dwelling units both existing and planned which will utilize the Powell Lane, Columbia Pike intersection.

16. Turn Lane On Columbia Pike

The Applicant will lengthen the left turn lane on south-bound Columbia Pike to Powell Lane as shown on the CDP/FDP subject to VDOT approval.

17. Architecture Elevations:

The Dwelling Unit architecture shall generally conform to the illustrative architectural elevation as shown on the CDP/FDP.

18. Construction:

A). Subject to VDOT approval the Applicant will utilize the existing driveway via Powell Lane for construction vehicles/equipment access during construction. The applicant will install appropriate signage on Powell Lane, Columbia Pike and Madison Lane warning of construction activity. All construction vehicles will be parked on site during construction. Signs directing construction traffic to use the Powell Lane access point will be erected.

B). Construction activity will be limited to 7:00AM to 6:00PM Monday through Saturday and on Sunday for interior work only from 7:00 AM to 6:00 PM. This proffer applies to

the original construction only and not to future additions and renovations by homeowners.

C). Applicant will inspect Powell Lane and Columbia Pike 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 dirt rack at the entrance to the property as required by DPWES and subject to approval by VDOT.

19. Signs:

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

20. Storm Water Pond:

The applicant will request approval from DPWES of an embankment only storm water management facility and seek all necessary and appropriate modifications and waivers from DPWES to accomplish such a facility. If such a facility is not approved the Applicant will plant the sides of the new facility with plantings in accordance with the Public Facilities Manual and use best efforts to preserve quality trees in the up slope areas, as determined by the Urban Forester.

21. 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.

CONTRACT PURCHASER, Landmark Property LLC:
Tax Map 61-4 ((1)) 157,
CONTRACT ASIGNEE, Landmark Property LLC: Tax
Map 61-4 ((4)) A, B1, 5

By: _____
Scott Herrick

Its: Managing Member

CONTRACT PURCHASER, Eastwood Properties: Tax
Map 61-4 ((4)) parcels A, B1, 5

By: _____
Richard L. Labbe

OWNER Tax Map 61-4 ((4)) A, B1

By: _____
Dorothy M. Allen

OWNER Tax Map 61-4 ((4)) 5

By: _____
Agnes M. Adams

OWNER, Alls and Alls LLC: Tax Map 61-4 ((1))

By: _____
Gale Alls

Its: Managing Member

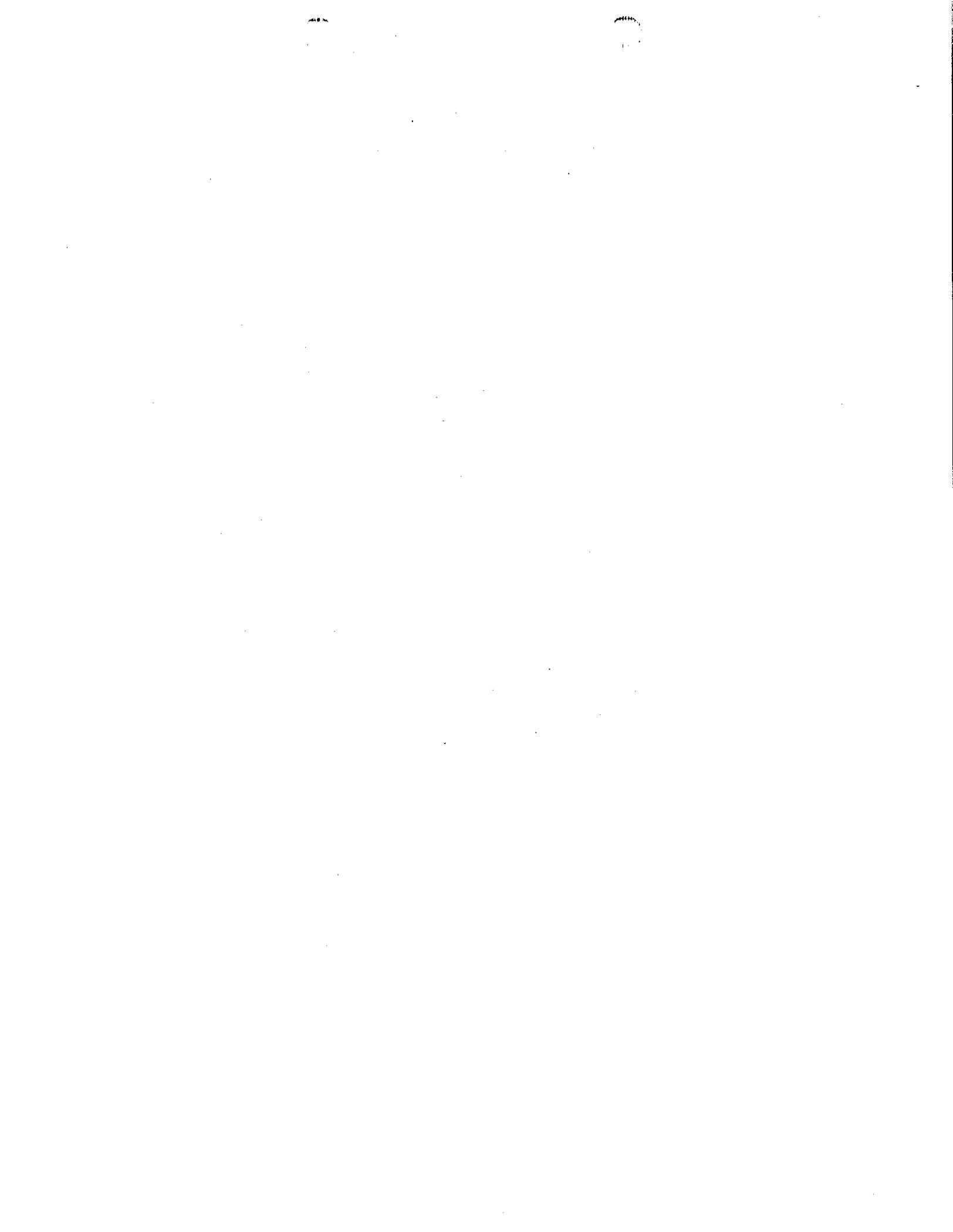
PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 2000-MA-055

April 18, 2001

If it is the intent of the Planning Commission to approve FDP 2000-MA-055 for a single-family attached residential development located at Tax Map 61-4 ((1)) 157, 61-4 ((4)) A, B1, and 5 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Holmes Run Park Overlook", prepared by Charles P. Johnson & Associates and dated September 28, 2000, as revised through March 30, 2001.
2. The entrance(s) onto the subject site shall be designed and constructed in accordance with VDOT standards. If the Board of Supervisors does not waive the service drive requirement along Columbia Pike, access to Madison Lane shall be constructed prior to issuance of the first residential use permit. The site may access Madison Lane access though either Tax Map 61-4 ((1)) 11, utilizing the proposed interparcel access or the alternative access to Madison Lane as depicted on Sheet 2A of the CDP/FDP.
3. One freestanding sign shall be permitted at the Powell Lane entrance to the subdivision and the sign area shall not exceed 30 square feet. In the event that the applicant develops the site in accordance with Sheet 2A an additional freestanding sign shall be permitted at the entrance to Madison Lane and the area of the sign area shall not exceed 30 square feet. The sign(s) shall be in substantial conformance with the elevation shown on Sheet 5 of the CDP/FDP.



REZONING AFFIDAVIT

APPENDIX 3

DATE: 2-28-01
 (enter date affidavit is notarized)

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

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 2000-180a

in Application No(s): RZ FDP-2000-MA-055
 (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:

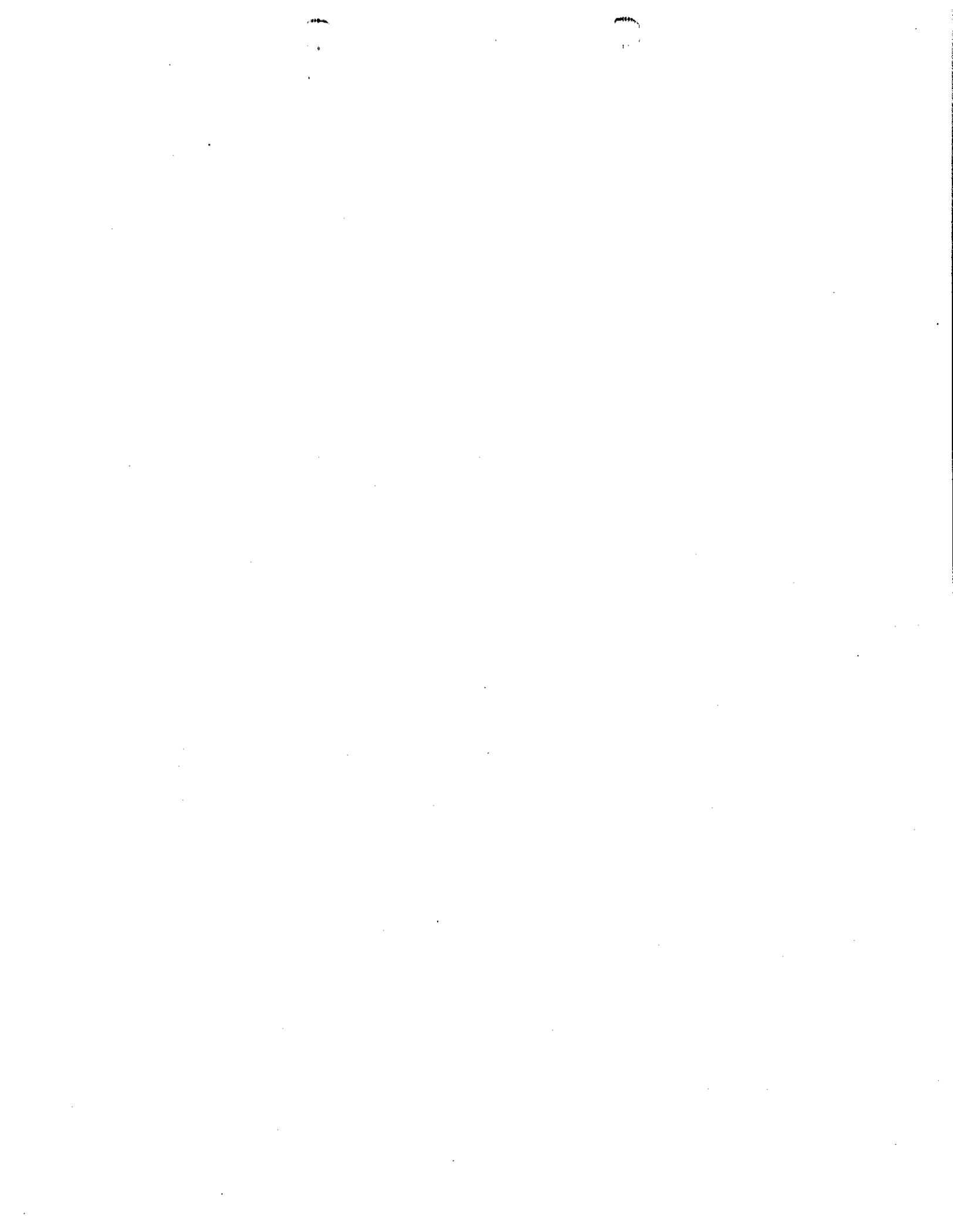
(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

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)
<u>LAVONMARK PROPERTY DEVELOPMENT, LLC</u>	<u>SUITE 303</u>	<u>APPLICANT/CONTRACT PURCHASER/CONTRACT AGENT</u>
<u>SCOTT W. HERRICK</u>	<u>5252 CHEROKEE AV</u>	<u>MANAGING MEMBER</u>
<u>JOHN H THILLMANN</u>	<u>ALEXANDRIA, VA 22312</u>	<u>AGENT</u>
<u>BRISWOOD PROPERTIES</u>	<u>10300 EATON PLACE, STE 120</u>	<u>CONTRACT PURCHASER/AGENT</u>
<u>RICHARD L. LABBE</u>	<u>FAIRMEX, VA 22030</u>	<u>CONTRACT PURCHASER/AGENT</u>
<u>CHARLES P. JOHNSON & ASSOCIATES INC</u>	<u>3959 PENDER DR STE 210</u>	<u>ENGINEERS AGENT</u>
<u>PAUL JOHNSON</u>	<u>FAIRMEX, VA 22030</u>	<u>" "</u>
<u>ALAN BAKEN</u>	<u>"</u>	<u>" "</u>
<u>HENRY FOX</u>	<u>"</u>	<u>" "</u>
<u>DOROTHY M. ALLEN</u>	<u>3701 POWELL LN.</u>	<u>OWNER 061-4(41) A</u>
	<u>FALLS CHURCH, VA 22041</u>	<u>OWNER 061-4(41) B-1</u>
<u>AGNES M ADAMS</u>	<u>3711 POWELL LANE</u>	<u>OWNER 061-4(41) 5</u>
	<u>FALLS CHURCH, VA 22041</u>	
<u>ALLS AND ALLS, LLC</u>	<u>6121 COLUMBIA PIKE</u>	<u>OWNER 61-4(11) 157</u>
<u>GALE ALLS</u>	<u>FALLS CHURCH, VA 22041</u>	<u>MANAGING MEMBER</u>

(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. AGENT

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

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



REZONING AFFIDAVIT

DATE: 2-28-01
(enter date affidavit is notarized)

2000-186a

for Application No(s): RZ FDP-2000-MM-055
(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 302
ALEXANDRIA, VA 22312

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)
SCOTT M. HERRICK
BERNADETTE MIANARA

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) 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: 1-28-02
(enter date affidavit is notarized)

2000-196a

for Application No(s): RZ-2000-MA-055
(enter County-assigned application number(s))

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

ALLS AND ALLS, LLC
6121 COLUMBIA PIKE
FALLS CHURCH, VA 22041

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)

GALE ALLS
EVELYN S. ALLS

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

GALE ALLS

MANAGING MEMBER

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

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

DATE: 2-28-01
(enter date affidavit is notarized)

2000-186a

for Application No(s): RZ FDP 2000 MA 055
(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 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)
RICHARD L CARBE

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
CHARLES P. JOHNSON AND ASSOCIATES INC
2959 PENDER DR STE 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, EXECUTIVE V.P., SECRETARY
CHARLES JOHNSON II DIRECTOR, SENIOR V.P., TREASURER
DAVID O'BRYAN 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.

DATE: 2-28-01
(enter date affidavit is notarized)

2000-186a

for Application No(s): R2 FDP - 2000 - MA - 055
(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)

(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)

BLANK

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

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

REZONING AFFIDAVIT

DATE: 2-28-01
(enter date affidavit is notarized)

2000-186a

for Application No(s): RZ FOP - 2000 - MA - 055
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

SCOTT M. HERRICK, LANDMARK PROPERTY DEVELOPMENT, LLC GAVE IN
EXCESS OF 200⁰⁰ TO SUPERVISORS, PENelope GROSS, MICHAEL FREY, SHARON BULLMAN

John THILLMANN gave in excess of 200⁰⁰ TO SUPERVISOR PENelope 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
John H. Thillmann
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 28th day of FEBRUARY, 2001, in the state of VIRGINIA.

My commission expires: JANUARY 31, 2003.

Judith M. Smee
Notary Public

STATEMENT OF JUSTIFICATION

The Holmes Run Overlook application for rezoning to the PDH-12 category is in keeping with the Comprehensive Plan which was amended specifically to encourage the redevelopment of the subject property. Adjacent to this site are two major developments, the Madison Place Town House community zoned PDH-20 (adjacent on the north) and across Powell Lane is the high rise Lake Side Plaza Condominiums zoned R-30. The proposed dwellings in this application provide the residential link between the townhouses and condominiums.

The Comprehensive Plan describes the area south of Columbia Pike and north of Powell Lane as appropriate for redevelopment from commercial and lower density residential up to 20 dwelling units per acre. Further, it calls for substantial consolidation of the parcels but requires that parcel 157 be part of any assemblage. This application for redevelopment meets the Plan requirements by including parcel 157 and by consolidating 94% of the land area. The request is for 49 dwelling units on 4.26 acres or 11.6 du/ac.

The plan describes options for access to this site as being from a service drive along Columbia Pike and connecting to relocated Madison Lane—which is believed to have been an oversight during the amendment to residential. Notwithstanding, since the Plan is a guide to development only, we propose a far superior option, which is to access this site onto Powell Lane. This will entail the applicant installing a traffic light on Columbia Pike at Powell Lane—very costly to the applicant but of great benefit to the community. We will further close the Madison Lane driveway entrance to this parcel, remove the pavement, grass the area and construct a bus shelter pad all of which are off site improvements to the Madison Place community. Complicating Columbia Pike access with service drive intersections at both Powell Lane and Madison Lane would be the cause of numerous conflicts and disrupted flow. Our proposal will improve the access of residents of the Lake Side Plaza Condominiums and keep the 4 other town house and condominium communities now served by Madison Lane from experiencing new access problems.

The Comprehensive Plan calls for residential land use that is urban in design with inside parking similar in character to the adjacent PDH-20 development. This application for 49 townhouse units (with parking garages) with both front and rear loaded units is composed of the same townhouse types currently built and new ones now under construction in the adjacent Madison Place community. This proposal is essentially an extension of the Madison Place community in unit type and physical character.

The site is comprised of a viable although unsightly, noisy and disruptive business on the C-8 zoned parcel therefore making this residential project a welcome change for the surrounding community. This application if approved will accomplish a major public good in the redevelopment of an area sorely needing it, and one that under most conditions would not be possible due to the land value of a viable C-8 zoned parcel. Revitalization is difficult under any circumstance and more so in this instance because of having to convert an ongoing business to residential. In effect this requires the purchase of a viable business and the ground that it occupies. County taxation policies have placed a very high value on this C-8 zoned land and buildings so only a flexible approach to interpretation of ordinance requirements and Plan policies will accomplish the real intent and purpose of the Plan in this area. Implementing the Plan, creating a far better residential environment and adding stability for the neighboring residential communities is what this application accomplishes.

This statement serves to comply with Requirement number 10.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Land Use Analysis: RZ 2000-MA-055

DATE: 27 February 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and the Conceptual/Final Development Plan dated September 28, 2000 as revised through January 22, 2001. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant proposes to rezone an assemblage of parcels totaling 4.25 acres from the C-8 and R-3 District to the PDH-12 District to permit the development of 49 single family attached (townhouse) units at a density of 11.6 du/ac. Access into the site is proposed from Powell Lane. Approximately 40% of the site is retained in open space, primarily in the area of the stormwater management dry pond and open space recreation/tree save area in the southern portion of the site and in Parcel A located along western portion of the site. It is noted that the assemblage of parcels, which form the application property, surrounds the vacant, residentially zoned Parcel B2, which has not been consolidated into the application.

LOCATION AND CHARACTER OF THE AREA

The site is located along the south side of Columbia Pike between Madison Lane and Powell Lane, just east of Lake Barcroft. It is surrounded by a variety of high-density residential developments as noted in the table below.

	<i>Existing Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
<i>North</i>	Residential	R-20, R-3	Residential 16-20 du/ac
<i>West</i>	Residential	R-30, R-12	Residential 8-12 du/ac
<i>South</i>	Residential	R-12	Residential 8-12 du/ac
<i>East</i>	Residential	PDH-20, R-3, R-16	Residential 8-12 du/ac

COMPREHENSIVE PLAN CITATIONS

Plan Area: Area 1 **Planning Sector:** Glasgow Community Planning Sector
Baileys Planning District

Plan Text: APR Item 97-I-6B amended Page 173 of the 1991 edition of the Area I Plan as amended through June 26, 1995 to read as follows:

- “4. Parcels 61-4 ((1)) 157 and ((4)) A, B1, B2, and 5 are planned for residential use at 2-3 dwelling units per acre. The redevelopment of parcel 61-4((1))157 to a nonresidential use, other than a neighborhood service use such as a day care center is inappropriate.

As an option, with substantial consolidation of the parcels, which consolidation must include Parcel 61-4 ((1)) 157, residential use at 16-20 dwelling units per acre, urban in design with inside parking, similar in character to the adjacent PDH-20 development may be appropriate, if access is provided as shown on Figures 91 and 92, and substantial screening and buffering from Columbia Pike are provided. Any development proposal under this option should provide a consolidation that will result in a well designed project which does not preclude any unconsolidated parcels from developing in a similar manner, in conformance with the Plan.”

PLAN MAP: Residential, 2-3 du/ac

ANALYSIS

The property is planned for lower density residential development with an option for higher density at 16-20 du/ac subject to several development criterion as set forth in the Plan. The proposed development addresses the Plan recommendations for development under the higher density option as follows:

- The proposal to redevelop Parcel 157 along with several adjacent parcels, is consistent with the Plan recommendation which states that "redevelopment ... to a non-residential use other than a neighborhood service use such as a day care center is inappropriate".
- The application has achieved consolidation of all the parcels specified in the Plan text except Parcel B2. The application has not incorporated the intervening parcel, which separates the open space and recreation area from convenient access to the residential units. The lack of full consolidation, in this instance, does not result in a well-designed project. However, the application has provided an inter-parcel access point, which could allow the unconsolidated parcel can develop "in a similar manner, in conformance with the Plan."

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-MA-055)

SUBJECT: Transportation Impact, Addendum

REFERENCE: RZ/FDP 2000-MA-055, Holmes Run Overlook
Traffic Zone: 1404
Land Identification Map: 61-4 ((1)) 157; 61-4 ((4)) B1, 4-A, 5

DATE: March 7, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated September 28, 2000 and revised December 6, 2000 and January 22, 2001. The subject application is a request to rezone 4.25 acres from C-8, R-3 to PDH-12 for 49 single family attached dwelling units with a density of 11.6 dwelling units per acre. The latest revised plan shows 23 townhouses and 26 condos. All the units have garages; the townhouses front on the street with front-load 1-car garages and the condos front on internal sidewalks and have 2-car rear-load garages. The internal street system is to be private.

- The proposed entrance on Powell Lane is too close to the intersection of Powell Lane and Columbia Pike and should be relocated farther from this intersection.

Powell Lane does not intersect with Columbia Pike at a right angle; the intersection is skewed. Powell Lane is north-south street and Columbia Pike at this intersection crosses Powell Lane from southwest to northeast. The proposed entrance is on Parcel B1. The approximate distance from Columbia Pike to Parcel B2, the far side of the proposed entrance is 165 feet. However, from the east side of Powell Lane to the far side of the proposed entrance is only about 65 feet from Columbia Pike. Vehicles stopped on Powell Lane awaiting entry onto Columbia Pike may queue back past the proposed entrance making it difficult to exit the site and possibly blocking left turns into the site. Also, left turns into the proposed entrance have only the distance of about two car lengths to make that left turn. This is a safety issue. The presence of a signal at this intersection may exacerbate the problem.

- The proffer language regarding interparcel access to parcel B2 is inadequate. The applicant should construct the interparcel access and have an access easement over it.
- Applicant should show that the location of the "possible interparcel access" is workable and how parcel B2 can develop.

AKR/LAH/lah

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

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-MA-055)

SUBJECT: Transportation Impact

REFERENCE: RZ/FDP 2000-MA-055, Holmes Run Overlook
Traffic Zone: I404
Land Identification Map: 61-4 ((1)) 157; 61-4 ((4)) B1, 4-A, 5

DATE: February 7, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated September 28, 2000 and revised December 6, 2000 and January 22, 2001. The subject application is a request to rezone 4.25 acres from C-8, R-3 to PDH-12 for 49 single family attached dwelling units with a density of 11.6 dwelling units per acre. The latest revised plan shows 23 townhouses and 26 condos. All the units have garages; the townhouses front on the street with front-load 1-car garages and the condos front on internal sidewalks and have 2-car rear-load garages. The internal street system is to be private.

- The proposed entrance on Powell Lane is too close to the intersection of Powell Lane and Columbia Pike and should be relocated farther from this intersection.
- Applicant should show written approval from VDOT for signalization of the Columbia Pike/Powell Lane intersection in order to obtain a waiver of the required service drive. The service drive is both an ordinance requirement for a primary highway and a Comprehensive Plan requirement for development of these parcels. (See attached Figure 92 from the Comprehensive Plan.)

- Access into the site is to be provided as shown on Figures 91 and 92, which depict a realignment of Madson Lane to align with Blair Road and the provision of a service drive along the site's frontage along Columbia Pike. This issue is discussed in detail in the Transportation Analysis. The proposed development does not conform to this access concept as recommended by the Plan.
- The Plan recommends substantial buffering and screening along Columbia Pike. The proposed landscape Plan generally depicts a single row of shade trees with some supplemental evergreen and ornamental tree plantings in a buffer strip varying from 10 to 20 feet in width. In light of the heavy traffic volumes along Columbia Pike, a denser buffer consisting of a combination of berms, fencing, evergreen understory plantings and a buffer depth of 25 to 35 feet is strongly recommended in order to meet the intent of the Plan recommendation for substantial buffering.

Summary: The proposed residential use at 11.9 du/ac is below the recommended intensity of 16-20 du/ac. Nevertheless, the application has not addressed the Plan development criteria for a good, quality design and for substantial buffering and screening. It is further noted that information related to the high quality development amenities typically associated with P District development has not been submitted.

BGD:DMJ

- Applicant should show written approval from VDOT for signalization of the Columbia Pike/Powell Lane intersection in order to obtain a waiver of the required service drive. The service drive is both an ordinance requirement for a primary highway and a Comprehensive Plan requirement for development of these parcels. (See attached Figure 92 from the Comprehensive Plan.)

The Applicant has not demonstrated that the Powell Lane/Columbia Pike intersection will work with signalization or that VDOT has given written approval for that signalization.

Columbia Pike is a primary highway and as such, there is an ordinance requirement for a service drive. The Comprehensive Plan for this specific area was modified in the 1997-98 Area Plans Review APR 97-I-6B (see attachment). The modification permitted a higher density with "substantial" consolidation rather than consolidation of all the parcels. The access language, however, remained the same, that the higher density: "---may be appropriate, if access is provided as shown on Figures 91 and 92". Figure 92 is an enlargement for details of the shaded area shown on Figure 91 and shows specifically the service drive extending from Powell Lane to a realigned Madison Road. Madison Road has been realigned to Blair Road at Columbia Pike and at the same time a service drive was constructed southwest from realigned Madison Road connecting to the existing service drive.

The preferred access is via a service drive to the signalized Columbia Pike/Madison Road intersection and from an entrance located on Parcel 5 that would be a sufficient distance from the intersection of Powell Lane with Columbia Pike to allow left-turning movements into the site. The Applicant should consolidate Parcel B2 in order to provide this access. The proposed entrance on Powell Lane does not provide adequate access.

- The proffer language regarding interparcel access to parcel B2 is inadequate. The applicant should construct the interparcel access and have an access easement over it.
- Applicant should show that the location of the "possible interparcel access" is workable and how parcel B2 can develop.

AKR/LAH/lah

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

97-I-6B

MODIFY: Page 173, Area I volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, Baileys Planning District, Glasgow Community Planning Sector (B4), Recommendations, Land Use, recommendation #4 to read:

- "4. Parcels 61-4 ((1)) 157 and ((4)) A, B1, B2, and 5 are planned for residential use at 2-3 dwelling units per acre. If The redevelopment of parcel 61-4((1))157 is redeveloped to a nonresidential use, other than a neighborhood service use such as a day care center adjoining residential areas should be protected by full transitional screening, and any access to the site should be limited to that which will not impact the adjoining residential areas. is inappropriate.

As an option, with substantial consolidation of all five the parcels, which consolidation must include Parcel 61-4 ((1)) 157, residential use at 5-816-20 dwelling units per acre, urban in design with inside parking, similar in character to the adjacent PDH-20 development may be appropriate, if access is provided as shown on Figures 91 and 92, and substantial screening and buffering from Columbia Pike and the adjacent medium density developments should be are provided. Any development proposal under this option should provide a consolidation that will result in a well designed project which does not preclude any unconsolidated parcels from developing in a similar manner, in conformance with the Plan."

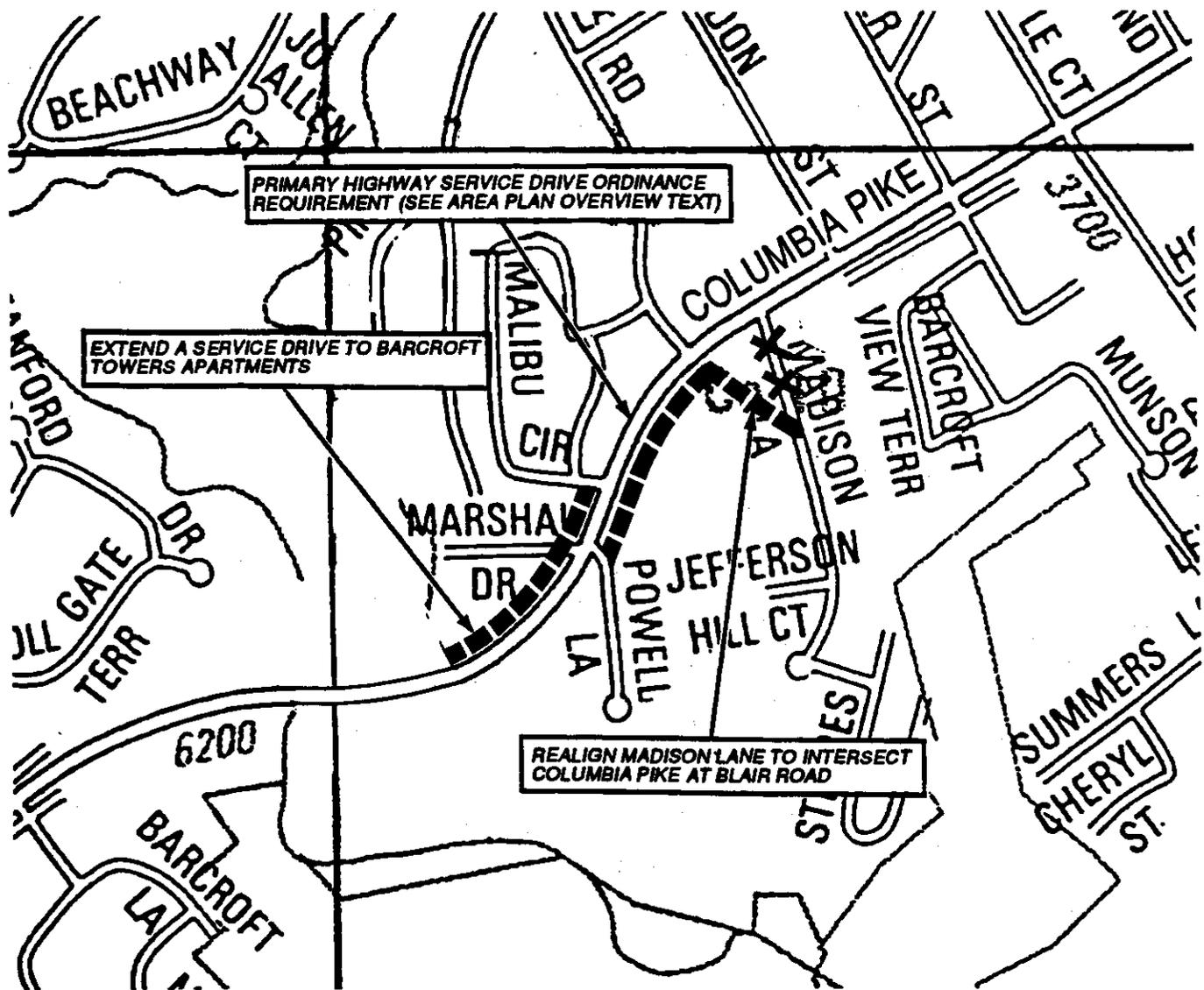
NOTE: The Comprehensive Plan map will not change.

97-CW-16ED

MODIFY: Page 111 of the Area I volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, Baileys Planning District, Overview section, second paragraph to read:

"In ~~1990~~ 1995, an estimated 37,499 persons lived in the District, compared with a population in 1970 of approximately 30,000. The relatively stable population is, in part, . . ."

MODIFY: Page 113 of the Area I volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, Baileys Planning District, District-Wide Recommendations, Transportation section, paragraph three, first bullet by moving the reference on housing to page 116, Housing section, as a new first bullet.



TRANSPORTATION RECOMMENDATIONS LEGEND

- ROAD AND HIGHWAY FACILITIES
- ARTERIAL COLLECTOR
 LOCAL
- - - - - - WIDEN OR IMPROVE EXISTING ROADWAY
- ||||| - - - - - CONSTRUCT ROADWAY ON NEW LOCATION
- 2 4 6 8 TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT.)
- CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS.
- ↑ PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.

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

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

POSSIBLE BMP/SWM DRY POND**

APPENDIX 7

PAV. PAVING, MA

(D.B. 9391, PG. 1196)

ZONE : R-12 USE : VACANT

190
192
194
196
200
210
220
222
224
226
228
230
232
234
236
238
240

POND ACCESS

20' SAN. SEWER ESM-T.
(D.B. 943, PG. 58)

8" SAN. SEWER

20' SAN. SEWER ESM-T.
(D.B. 943, PG. 58)

8" SAN. SEWER

10' SAN. SEWER ESM-T.
(D.B. 1763, PG. 430)
TO BE VACATED

TREE SAVE AREA

RECREATION AREA (TO BE DETERMINED)

EX. 1-STORY DWELLING
(TO BE DEMOLISHED)
#3714

12-14
DU/PA

N 84°46'28" E

214.96'

N 84°46'28" E

LOT 5

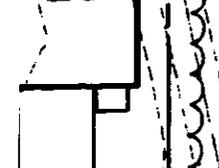
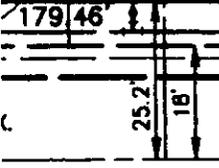
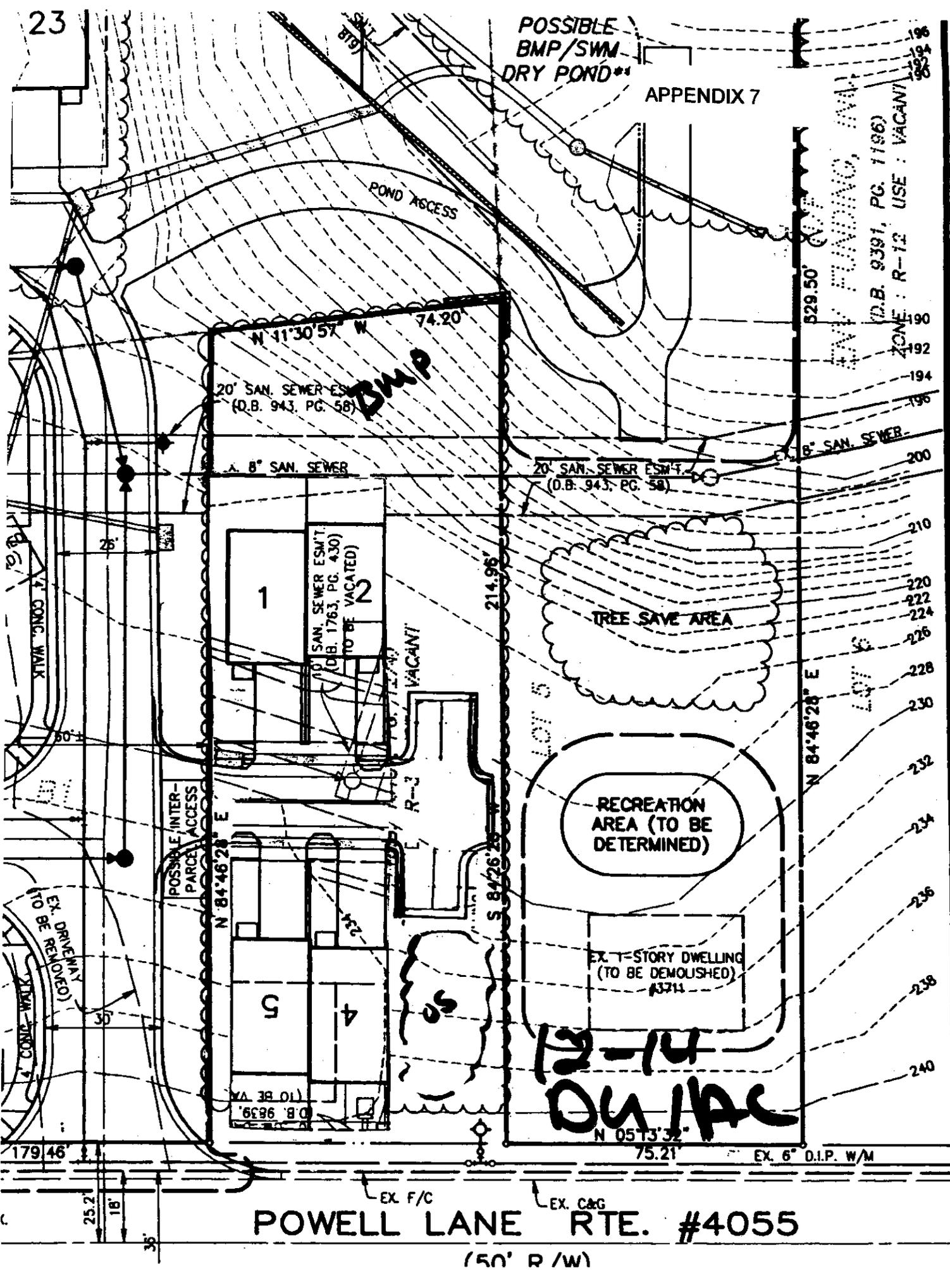
S 84°26'20" W

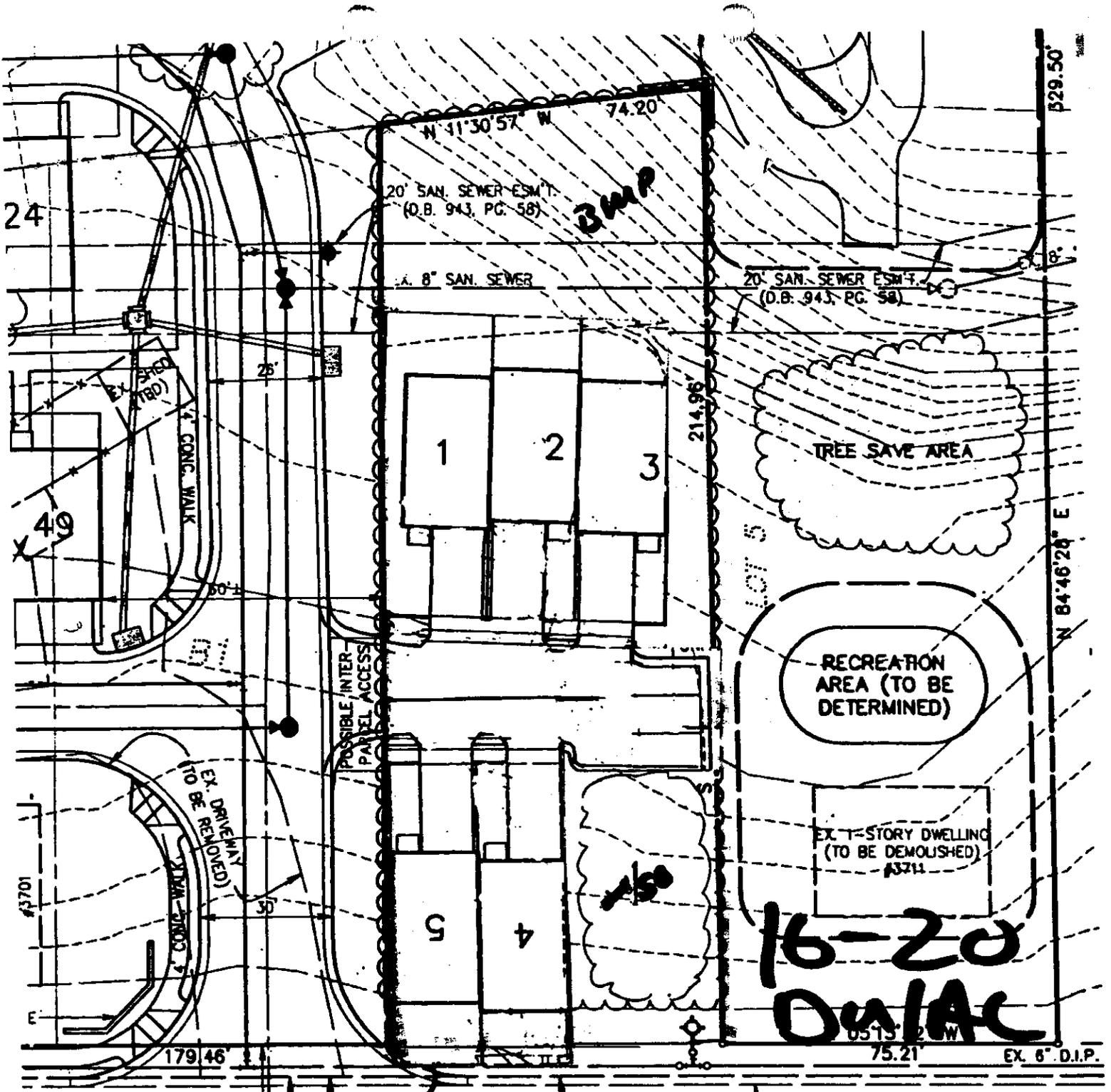
N 05°13'32" W

EX. 6" D.I.P. W/M

POWELL LANE RTE. #4055

(50' R/W)





16-20
DW/AC

POWELL LANE RTE. #4055
(50' R/W)

PARCEL 156A

N/F
ENV FUNDING, INC.
(D.B. 9391, PG. 1196)
ZONE - R-12 USE - VACANT

*THE OPTIONAL "EMBANKMENT ONLY" POND WILL R
WAIVERS OR MODIFICATIONS TO BE APPROVED BY
ES AND CAN ONLY BE CONSTRUCTED IF ALL SUCH
AND/OR MODIFICATIONS ARE IN FACT APPROVED.
SAVE AREA WOULD ONLY BE ACHIEVED IF ALL SUC
ARE APPROVED.

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT: RZ-2000-MA-055
John Thillman

DATE: 27 February, 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 January 22, 2001. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

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

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

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

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

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

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

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

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

4. **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. **Water Quality**

Issue: A portion of this site has been used for commercial uses. While on a site visit, staff noted the potential for contamination of soil and water from petroleum based products that were used and/or stored on this site. All areas need to be cleaned up and appropriately remedied to ensure that

there will not be long term negative impacts to surface and groundwater.

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

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

2. Transportation Generated Noise

Issue: This site is exposed to noise from Columbia Pike. 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	345 feet from centerline
DNL 70 dBA	160 feet from centerline

Noise levels above DNL 65 dBA impact nearly the entire site. Lots 1 –3, 27 – 39, and 40 – 48 are exposed to noise levels between DNL 70 and 75 dBA.

Suggested Solution: Due to the preliminary analysis forecasting noise levels above DNL 70 dBA, staff recommends that the applicant provide a noise study prior to this application moving forward. The noise study should be

modeled on expected site grades and future traffic volumes. The noise analysis should demonstrate that exterior noise within privacy yards and outdoor recreational areas will be reduced to below DNL 65 dBA.

The applicant may need to provide a sound attenuation wall and/or berm-wall combination necessary to meet Fairfax County's exterior noise standards. The structure must be architecturally solid from the ground up with no gaps or openings and of sufficient height to adequately shield the impacted area from the source of the noise.

In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 65 – 70 dBA shall employ the following acoustical treatment measures:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.
2. Doors and windows should have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If windows constitute more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.
3. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 70 – 75 dBA shall employ the following acoustical treatment measures:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45.
2. Doors and windows should have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If windows constitute more than 20% of an exposed façade, then the windows should have an STC rating of at least 45.
3. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

3. Tree Preservation

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. The Development Plan does not show proposed limits of clearing and grading so presumably the entire site could be cleared. There

are opportunities for tree save along the perimeter of the site, in the proposed SWM pond, and in the far southeastern corner of the site.

Suggested Solution: As requested by staff, the applicant is proposing an “embankment-only” SWM pond (if approved by DPWES) in the southern portion of the site in order to preserve trees. If an embankment-only facility is not approved, the basin and side slopes of any SWM pond should be planted with trees and other plantings in accordance with the County’s Public Facilities Manual (PFM). In either case, trees should be preserved on the steep-sloped forested area in the far southeastern portion of the site (beyond the SWM pond).

4. Trails

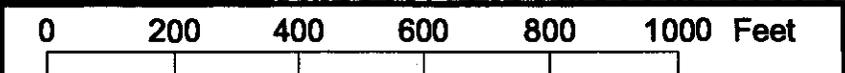
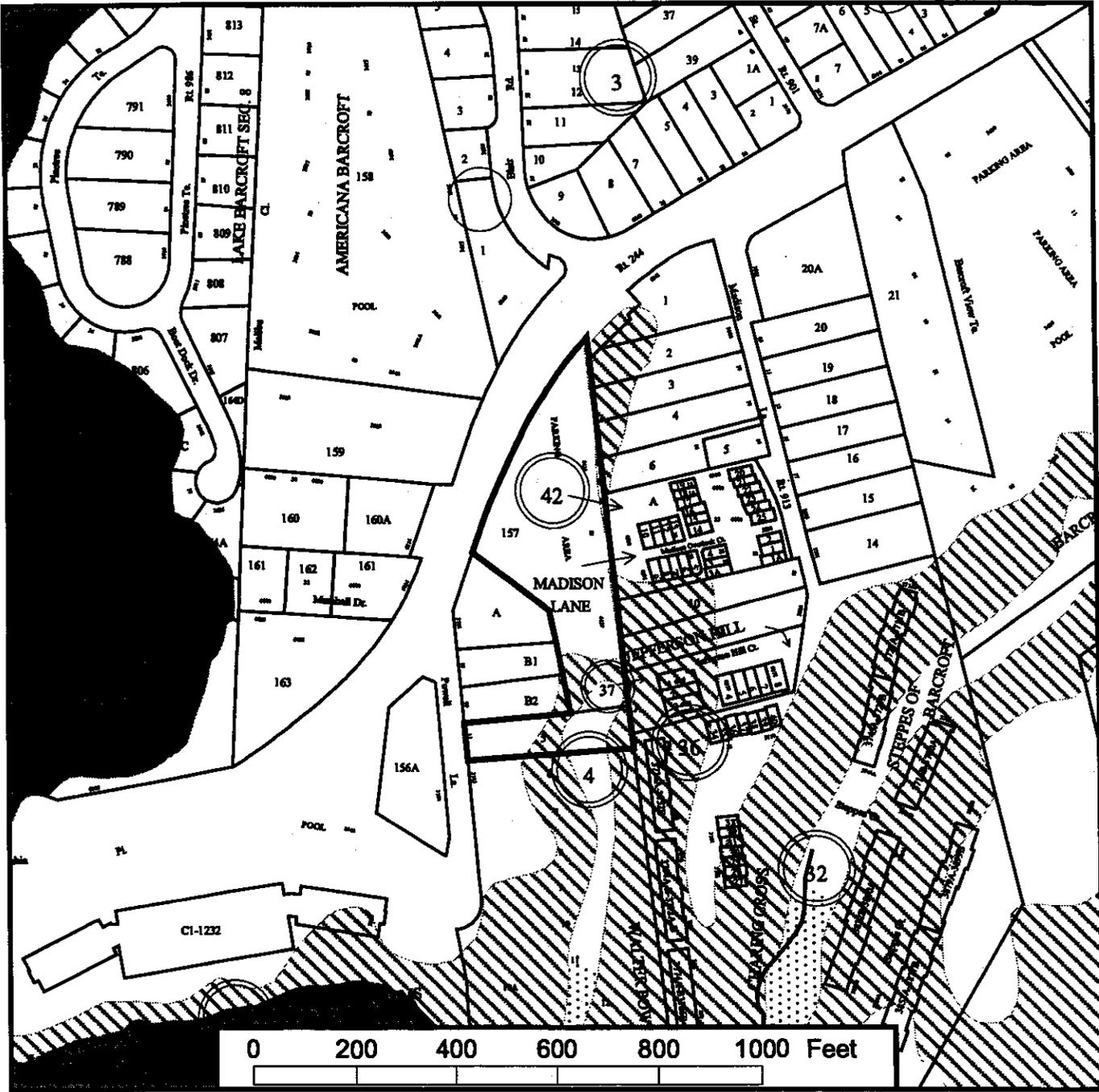
Issue: The Countywide Trails Plan shows a proposed trail along Columbia Pike. The Development Plan is showing a proposed 8-foot asphalt trail.

Suggested Solution: The Director of DPWES will determine the appropriate design of the trail at site plan.

BGD:JPG

Environmental Assessment Map

John Thilman



Study Area Assessment:

Asbestos Soils:	0.00	Acres
Hydic Soils:	0.00	Acres
Slopes >= 15%:	0.47	Acres
RPA:	0.00	Acres

Included Parcels:
0814 81 0157, 0814 04 0005

Notes:

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

Legend

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

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

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. RZ/FDP 2000-MA-055

DATE: January 9, 2001

The County's Wastewater Collection Division has scheduled the existing sanitary sewer lines within the site for the referenced application for rehabilitation. Therefore, the applicant should contact the agency (703-250-2700) as soon as possible to coordinate all future construction activities.

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

November 16 , 2000

MEMORANDUM

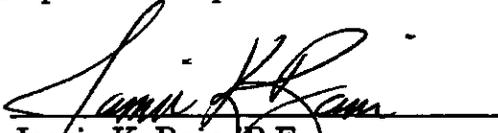
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-MA-055
FDP 00-MA 055

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 8 & 16 inch mains 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 30, 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-MA-055 and Final Development Plan FDP 2000-MA-055

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

Date: 2/6/01

Case # RZ-00-MA-055

Map: 61-4

PU 7448

Acreage: 4.21

Rezoning

From : R-3 To: PDH-12

TO: County Zoning Evaluation Branch (DPZ)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

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

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

School Name and Number	Grade Level	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Belvedere 2456	K-6	530	517	549	-19	541	-11
Glasgow 2101	7-8	875	1197	1287	-412	1373	-498
Stuart 2100	9-12	1650	1448	1456	194	1760	-110

- 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	49	X.4	19	SF	5	X.4	2	17	19
7-8	SF	49	X.069	3	SF	5	X.069	0	3	3
9-12	SF	49	X.159	7	SF	5	X.159	1	6	7

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

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

Comments

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

The 26 students generated by this proposal would require 1.04 additional classrooms (26 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$364,000 based upon a per classroom construction cost of \$350,000 per classroom.

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: January 23, 2001

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

SPS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: John H. Thillmann

Application Number: RZ/FDP2000-MA-055

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

Date Received in SWPD: 10/27/00

Date Due Back to DPZ: 11/22/00

Site Information: Location - 061-4-01-00-0157, 061-4-04-00-0000B1, 0004-A, 0005
 Area of Site - 4.25 acres
 Rezone from - C-8 and R-3 to PDH-20
 Watershed/Segment - Cameron Run / Parklawn

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 restoration and stabilization project CA301 is located approximately 5000 feet downstream of site.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: John H. Thillmann / RZ/FDP2000-MA-055

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

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

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

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

RS PM

SRS/rzfdp2000ma055

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

MEMORANDUM

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

March 6, 2001

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

SUBJECT: RZ/FDP 2000-MA-055
Holmes Run Park Overlook
Loc: 61-4((1))157; 61-4((4))B1,4-A,5

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

1. The development plan for Holmes Run Park Overlook proposes 49 units that will add approximately 105 residents to the current population of Mason District. The development plan currently shows no amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis, volleyball courts and athletic fields.

Based on the Zoning Ordinance Sections 6-110 and Section 16-404, the cost to develop outdoor recreational cost to develop outdoor recreational facilities for the population attracted to this new Planned Development Housing (PDH) site, is estimated to be \$46,795. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH unit times the 49 non-ADU (affordable dwelling units) residences proposed in this development

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 of Appropriate Development Intensity.”

2. The Conceptual/Final Development Plan states that the recreation area is to be determined. The plan should show the proposed recreational facilities.
3. Depicted on this plan is an area referred to as a "possible" BMP/SWM dry pond. It is necessary that BMP/SWM measures be provided to protect the downstream waters of Holmes Run in Holmes Run Park.

The 1996 Fairfax County Master Plan for Flood Control and Drainage Pro Rate Share Projects proposes a stream stabilization project, CA303, for Holmes Run immediately downstream from the site. This further demonstrates this development's need for SWM.

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



6-101 Purpose and Intent

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

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.

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 be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

