



FAIRFAX COUNTY

APPLICATION FILED: September 7, 2000
PLANNING COMMISSION: January 25, 2001
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

January 10, 2001

STAFF REPORT

APPLICATION RZ/FDP 2000-DR-047

DRANESVILLE DISTRICT

APPLICANT: Manuel Serra

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-2

PARCEL(S): 30-1 ((1)) 30 & 31

ACREAGE: 2.0 Acres

FAR/DENSITY: 2.0 du/ac

OPEN SPACE: 20%

PLAN MAP: Residential 2-3 du/ac

PROPOSAL: To rezone to the PDH-2 District to permit the development of 3 new single family detached dwellings with one single family dwelling remaining.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 00-DR-047 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1 of the Staff Report.

Staff recommends approval of FDP 2000-DR-047, subject to the Board's approval of RZ 00-DR-047 and the Conceptual Development Plan.

Staff recommends approval of a modification of the PFM requirement to permit a private street with a minimum width of 18 feet within a 30 foot easement.

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

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

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



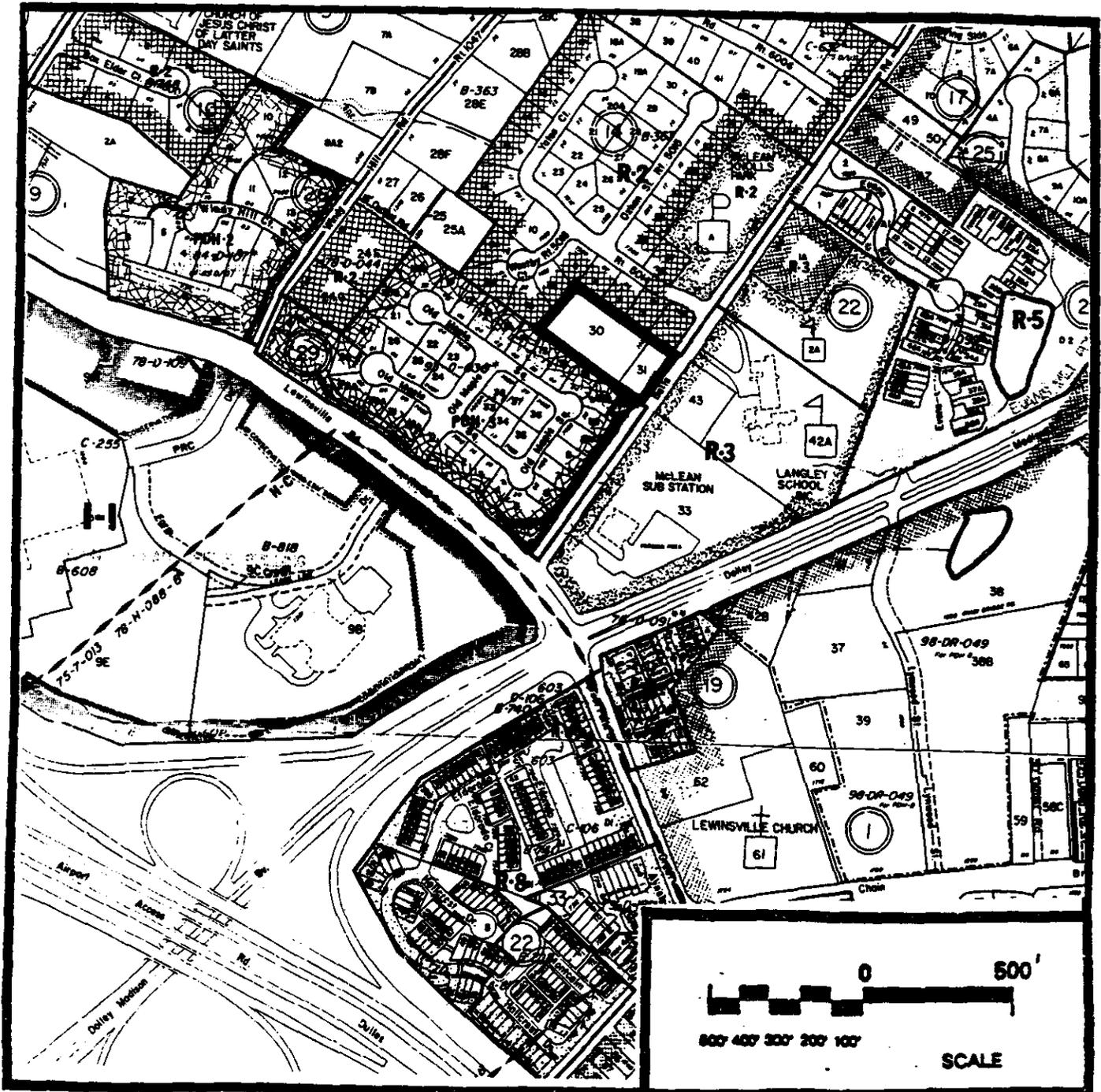
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

**REZONING APPLICATION /
RZ 2000-DR-047**

**FINAL DEVELOPMENT PLAN
FDP 2000-DR-047**

FILED 09/07/00
MANUEL SERRA
TO REZONE: 2.00 ACRES OF LAND; DISTRICT - DRANESVILLE
PROPOSED: REZONE FROM R-1 DISTRICT TO PDH-2 DISTRICT
LOCATED: NORTHWEST OF INTERSECTION OF LEWINSVILLE
ROAD AND BALLS HILL ROAD
ZONING: R-1
TO: PDH-2
OVERLAY DISTRICT(S):
MAP REF 030-1- /01/ /0030- ,0031-

FILED 09/07/00
MANUEL G SERRA
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 2.00 ACRES OF LAND; DISTRICT - DRANESVILLE
LOCATED: NORTHWEST OF INTERSECTION OF LEWINSVILLE
ROAD AND BALLS HILL ROAD
ZONING: PDH-2
OVERLAY DISTRICT(S):
MAP REF 030-1- /01/ /0030- ,0031-



**REZONING APPLICATION /
RZ 2000-DR-047**

**FINAL DEVELOPMENT PLAN
FDP 2000-DR-047**

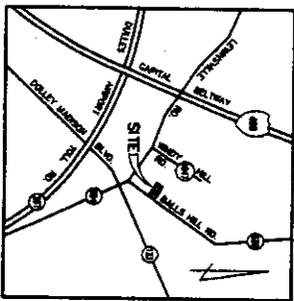
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ROAD AND BALLS HILL ROAD
ZONING: PDH-2
OVERLAY DISTRICT(S):
MAP REF 030-1- /01/ /0030- .0031-



SERRA / BALLS HILL ROAD

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'

APPLICANT:

MANUEL SERRA
1307 VINCENT PLACE
MCLEAN, VIRGINIA 22101-3615

JULY 31, 2000
REV. NOVEMBER 27, 2000
REV. DECEMBER 13, 2000
REV. JANUARY 8, 2001

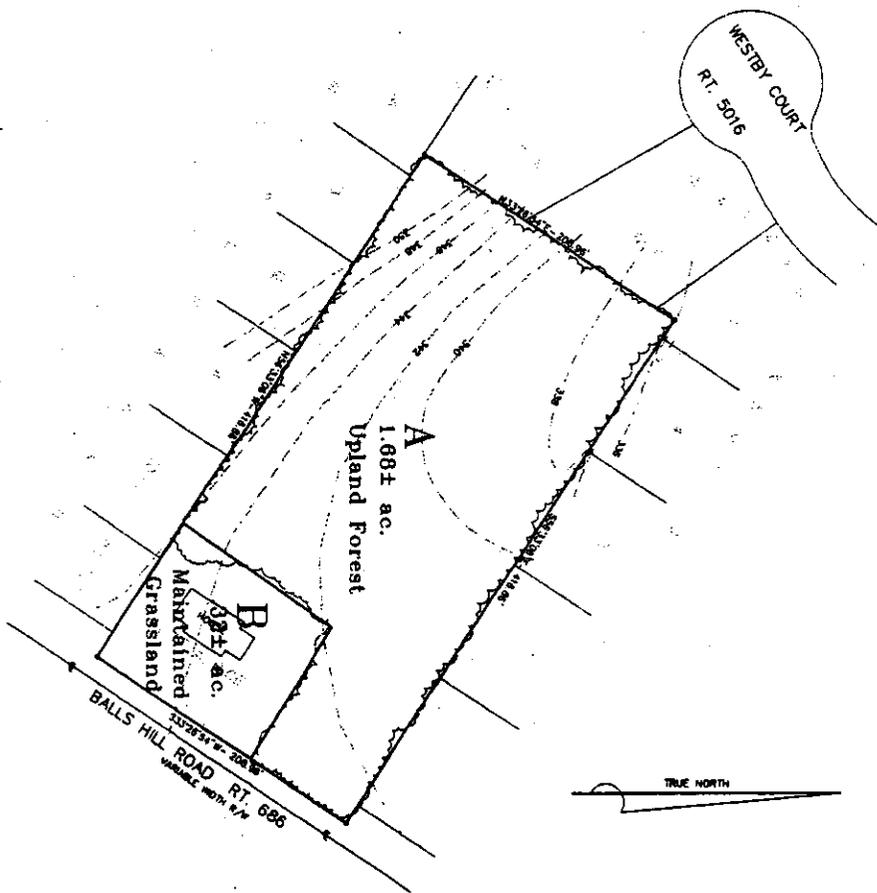
- SHEET INDEX:**
1. COVER SHEET
 2. NOTES AND TABULATIONS & CONCEPTUAL / FINAL DEVELOPMENT PLAN
 3. EXISTING VEGETATION MAP
 4. ELEVATIONS



Dowberry & Davis LLC
A Dowberry Company
2001 Lakeside Drive
Farmingdale, NY 11735
(516) 341-0100 FAXING 516-341-0115

SERRA/BALLS HILL ROAD
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

SOILS IDENTIFICATION MAP 1" = 500'
 100 - QUINCY AND LOAN (UNSATURATED)
 102 - QUINCY AND LOAN (SATURATED)
 104 - MADONVILLE (SILT CLAY) (SOIL ACCUMULATION)



EXISTING VEGETATION MAP COVER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acreege	Comments
A Upland Forest	Tulip Poplar	pre-climax	generally good	1.68± ac.	mature forest with many 24" or greater caliper trees. Some cherry understory.
B Maintained Grassland	Ornamental plants	n.a.	generally good	32± ac.	mostly grassy lawn with ornamental plants near structure.

1-24-09
 J. J. Davis
 NEW JANUARY 5, 2009
 REV. DECEMBER 15, 2008
 155-00 REV. NOVEMBER 27, 2008



NOTES / EXISTING VEGETATION MAP

SERRA / BALLS HILL ROAD

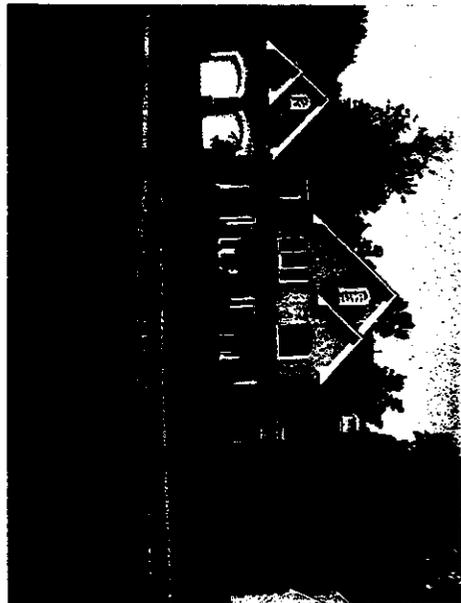
DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

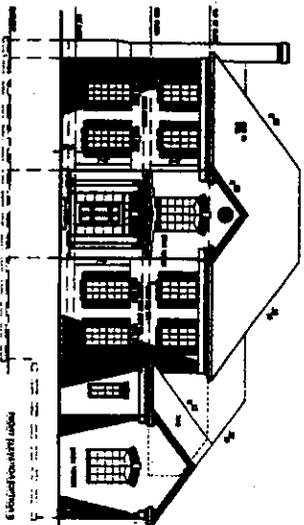
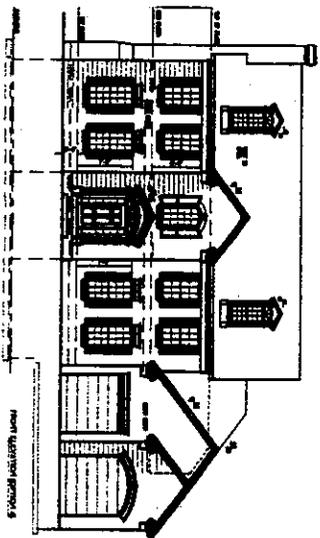
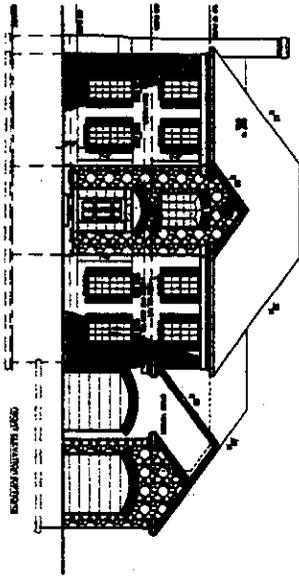
Dewberry & Davis LLC
 A Dewberry Company

9401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 646-0100 Fax (703) 646-0110





THESE ARCHITECTURAL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE GENERAL STYLE AND MATERIALS. THEY SHOULD NOT BE VIEWED AS FINAL ARCHITECTURE AS THEY WILL BE MODIFIED AT TIME OF BUILDING PERMIT.



SECTION/ELEVATION
SERRA / BALLS HILL ROAD

Dewberry & Davis LLC
A Dewberry Company
8001 Arlington Blvd.
Falls Church, VA 22041
Professional Engineer License No. 1000000000

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

DESCRIPTION OF THE APPLICATION

Proposal: To rezone 2.0 acres from the R-1 District to the PDH-2 District to permit development of three new single family detached homes with one existing home remaining on site at a density of 2.0 du/ac.

Location: Located on the west side of Balls Hill Road, just north of the intersection of Lewinsville Road and Balls Hill Road.

LOCATION AND CHARACTER

Site Description: The 2.0 acre site is a consolidation of two lots which have access directly onto Balls Hill Road. The existing single family dwelling constructed in 1948 and located on Tax Map 30-1 ((1)) 31 will not be removed with this application. The wooded area on the rear portion of the subject property consists primarily of tulip poplars in good condition.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North and West	Single Family Residential, McLean Knolls Subdivision	R-2	2-3 du/ac
South and West	Single Family Residential, Maplewood Subdivision ¹	PDH-3	2-3 du/ac
East	Langley School	R-3	Public Facilities and Government
South and East	Langley School, McLean Government Sub Station	R-3	Public Facilities and Government

¹ The 13.40 Acre Maplewood Subdivision to the south and west of the subject site was rezoned from R-1 to PDH-3 on April 8, 1994, pursuant to the Board's approval of RZ 1993-D-030 in the name of Norman R. Pozez which permitted the development of 38 single family residential dwellings at a density of 2.7 du/acre.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area II
Planning Sector: M4 Balls Hill Community Planning Sector
Plan Map: 2-3 Dwelling Units/Acre
Plan Text:

On page 304 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Balls Hill Community Planning Sector (M4) in the McLean Planning District, the Comprehensive Plan states:

- "2. Single-family detached residential use at 1-2 dwelling units per acre is planned for the area north of Lewinsville Road, south of Elmwood Estates and west of Balls Hill Road except for those parcels having frontage on Balls Hill Road where a range of 2-3 dwelling units per acre is planned..."

On page 35 in the LAND USE section of the 1990 Policy Plan, as amended through February 10, 1997, in the LAND USE COMPATIBILITY section, the Plan states:

"Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses....

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area..."

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

Title of CDP/FDP: Serra/Balls Hill Road
Prepared By: Dewberry and Davis LLC
Original and Revision Dates: July 31, 2000 and December 13, 2000

Description of CDP/FDP...

The CDP/FDP consists of four sheets.

Sheet one is the title sheet and contains the vicinity map for the site and also contains the original and revision dates for the plat.

Sheet two contains the notes and tabulations of the proposed rezoning site. Also shown on this sheet is the proposed layout of the four proposed parcels. The existing dwelling on lot 30-1 ((1)) 31 is shown as remaining on site, and the three other

proposed home sites are also depicted on this page. Lot 31 will be reduced in size as a result of right-of-way dedication and the provision of a private road to serve the new lots to be constructed. The front yard for the existing house will be reduced from 48' to 27' with the side yard adjacent to the Maplewood Subdivision remaining at 30 feet.

The CDP/FDP presents a site layout of 4 single family detached lots at a density of 2.0 du/ac. Access to the site is provided directly from Balls Hill Road via a private street with a "Y" turnaround to the site. The proposed homes are located on the south side of the private street with one proposed home at the end of the private street.

A restrictive conservation covenant to protect the portion of the forest stand not being removed has been created and is depicted on this page on the northern, western, and southern sides of the parcel. The restrictive conservation covenant on the southern portion of the parcels is located within the proposed parcels, while the restrictive conservation covenant on the northern portion of the site is located within common open space. The applicant has met the twenty percent (20%) requirement for open space without the southern and western portions of the restrictive conservation covenant being included in the calculations depicted on this page. This sheet also depicts a proposed rain garden for the site to be utilized for stormwater management, which will be located on the northern side of the parcel, adjacent to the proposed private street. A possible retaining wall approximately five feet in height is also depicted on site as it may be necessary to maintain the tree cover on the southern side of the parcel.

Sheet three is the existing vegetation map cover summary sheet. The site contains mostly upland forest with the primary species being tulip poplar on the 1.68 acres of mature forest. Maintained grassland is shown on the remaining 0.32 acres where the existing home is shown on site.

Sheet four provides illustrative examples of architectural elevations. The elevations show three single family front elevation designs for this site.

Transportation Analysis (Appendix 6)

All transportation issues are considered resolved with the proposed draft proffers.

Issue: Frontage Improvements

The Department of Transportation is requesting dedication and frontage improvements be made to Balls Hill Road for this site. In order to comply with this request, the applicant has agreed to dedicate thirty-five (35) feet of right-of-way from centerline on Balls Hill Road and escrow funds for construction of frontage improvements to include curb and gutter, and widening of pavement to twenty-six (26) feet from the centerline of the road.

The applicant has also agreed to either build or escrow the funding for a five (5) foot wide sidewalk along the frontage of the property and to escrow funding for construction of a crosswalk across Balls Hill Road to Langley School.

Environmental Analysis (Appendix 7)

All environmental issues are considered resolved with the proposed draft proffers.

Issue: Tree Preservation

The existing vegetation survey indicates the property mainly consists of tulip poplars. The Urban Forester noted that uniform tulip poplar forest stands such as the one on this site would not tolerate construction disturbance or lend itself to opportunities for tree preservation. According to the Urban Forester, to best preserve the existing forest stand the applicant should make preservation areas contiguous along the perimeter of the property. As shown on the most recently submitted plat, dated December 13, 2000, the limits of clearing and grading have been expanded along the western property line to a width of twenty (20) feet. Further, the applicant has created a restrictive conservation covenant area to help preserve the existing forest stand. Tulip poplar stands need to have a width of at least twenty (20) feet in order to survive. The widening of the western property line created an environment conducive to the survival of these trees. Expansion of the tree save area and the creation of a restrictive conservation covenant in this location meet the recommendations of the Urban Forester. The memorandum from the Urban Forester is attached with Appendix 7 for further review of this issue.

Issue: Stormwater Runoff

In order to reduce stormwater runoff volumes and increase groundwater recharge, the applicant should minimize the amount of impervious surface created as a result of development consistent with planned land uses. The applicant has reduced impervious surface area by eliminating a previously proposed cul-de-sac and replacing it with a "Y" turnaround. The applicant has also reduced the length and width of the driveways. Further, staff has proposed a development condition whereby the proposed homes shall be designed to have stormwater runoff directed from the roofs of the proposed homes toward pervious areas through the use of roof drains or other techniques approved by DPWES. Through a reduction of impervious surface on site, the applicant has demonstrated a commitment to help prevent and reduce pollution of surface and groundwater resources.

The applicant is also proposing to use an innovative infiltration technique to reduce stormwater management in place of a stormwater management pond. A draft proffer has been submitted which proposes a raingarden on the northern side of the proposed private street subject to approval by DPWES. A raingarden in this location is able to catch stormwater runoff from the site because this portion of the site has a lower elevation than the southern side of the lot. Further, the site contains permeable types of soil that include meadowville silt loam, glenelg silt loam (rolling phase) and glenelg

silt loam (undulating phase). The proposed raingarden, in conjunction with a reduced private street, smaller driveways, and placement of a restrictive conservation covenant on the forested areas to be preserved offset the need for a stormwater management pond. Staff of DPWES and the applicant have had preliminary discussions regarding the raingarden proposal and are supportive of this alternative. The applicant has used low-impact site design techniques to reduce stormwater runoff volumes through these practices. Therefore, staff believes this issue has been adequately resolved.

Public Facilities Analysis (Appendices 8-13)

Fairfax County Park Authority: The Park Authority indicates that the required Zoning Ordinance contribution of \$955/unit should be contributed by the applicant to the Park Authority to develop and maintain park and recreation facilities in a nearby park. The applicant has proffered to contribute this amount (\$2,865) to the Park Authority as required by the Zoning Ordinance (See Appendix 8).

Fairfax County Public Schools: Schools analysis indicates that the proposed four (4) single-family detached homes will produce an additional two (2) elementary students, zero intermediate students, and one (1) additional high school student. Church Hill Elementary is currently projected to be below capacity and Cooper Middle and Langley High Schools are projected to be near or above capacity. Therefore, the enrollment increases can be accommodated within existing capacities (See Appendix 9).

Fire and Rescue: The property is served by the Fire and Rescue Department Station #01, McLean. The application property currently meets fire protection guidelines (See Appendix 10).

Sanitary Sewer Analysis: The application property is located in the Scotts Run watershed and will be sewered into the Blue Plains Treatment Plant. The existing sanitary sewer easement does not conform with current proximity requirements to the existing dwelling on lot 6A within the McLean Knolls Subdivision. The Engineering Analysis Branch of the Wastewater Planning and Monitoring Division has reviewed the Final Development Plan and does not object to the applicant's layout of the sewer line. It is however suggested that the applicant use ductile pipe with the sewer line. The applicant has proffered to use ductile piping. (See Appendix 11).

Fairfax County Water Authority: The subject property is located within the Falls Church Service Area (See Appendix 12).

Utilities Planning and Design, DPWES: No issues identified (See Appendix 13).

All public facilities issues have been resolved.

Land Use Analysis (Appendix 5)

The Complete Land Use Analysis, including Plan citations, is contained in Appendix 5. The Plan map shows the subject site planned for residential development at 2-3

dwelling units per acre. The proposed addition of three new single family homes and an existing home to remain on site place the development at a density of 2.0 du/acre. This is at the base of density range and is therefore consistent with the Plan recommendations. Adjacent lots to the south in the Maplewood Subdivision are smaller in size than the lots proposed with this development which have an average lot size of approximately 11,000 square feet, while lots to the north are of comparable size. No land use or density issues have been identified with this proposal.

However, it is recommended that the applicant preserve as many trees on the perimeter of the site as possible. Staff believes the applicant has preserved a sufficient number of trees within the conservation areas depicted on the CDP/FDP. Therefore, all land use issues have been addressed.

Residential Density Criteria

The proposed density of 2.0 dwelling units per acre is at the base of the density range and, therefore, is not required to satisfy the Residential Density Criteria from Appendix 9 of the Policy Plan within the Comprehensive Plan.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Bulk Standards PDH-2		
Standard	Required	Provided
District Size	Minimum 2 Acres	2 Acres
Lot Size	No Requirement	-----
Building Height	35 Ft Maximum	35 Ft Maximum
Front Yard	Min. 25 Ft at the Periphery of the Site (Guideline Only based on R-2 cluster provisions)	27 Ft.
Side Yard	Min. 8 Ft, but a total min. of 24 ft. at the Periphery of the Site (Guideline Only)	40 Ft.
Rear Yard	Min. 25 Ft at the Periphery of the Site (Guideline Only)	40 Ft.
Open Space	20%	20% ²

²The applicant has created a restrictive conservation covenant area within the lot areas on the southern and western property lines of the development, which cannot be included in open space calculations per the Zoning Ordinance. The restrictive conservation covenant area on the southern and western property lines total approximately 6,550 square feet or 7.5%.Waivers/Modifications

Bulk Standards PDH-2		
Standard	Required	Provided
Parking Parking Spaces	2 spaces/single-family detached unit x 4 units = 8 spaces	8 spaces
Transitional Screening and Barriers.	Not Required	-----

Waivers/Modifications

The applicant is requesting a modification of the PFM requirement to permit a minimum width for the private street of 18 feet within a 30 foot easement. Staff believes this modification is appropriate as the private street will only serve four lots and has been reduced in width to reduce the impervious surface. This reduction in width helps alleviate the need for a conventional dry detention pond in favor of the proposed raingarden.

Other Zoning Ordinance Requirements:

Planned Development Requirements:

Article 6

According to the Zoning Ordinance, PDH Districts are intended to encourage innovative and creative design and are to be designed, in part, to “ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; and to encourage the provision of dwellings within the means of families of low and moderate income...” PDH districts also provide the opportunity to develop a site with more open space than would be required in a conventional zoning district.

The amount of open space being provided within the proposed development would not necessarily be achieved under a conventional zoning district. The applicant has created restrictive conservation covenant areas to ensure these areas will remain wooded in the future. The creative design of this development is apparent with the reduced impervious surface area and with the amount of tree preservation around the exterior portions of the site. Further, creative design is being achieved through the use of a rain garden in place of a storm water management pond.

The proposed 2.00 acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 2.0 dwelling units per acre conforms to the density limitations of the PDH-2 as stated in Section 6-109.

area is contained within the restrictive conservation easement areas located on the proposed lots. In addition, in accordance with Paragraph 2 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or contribute funding for recreational facilities at a rate of \$955 per dwelling unit. The applicant has agreed to this requirement through the submission of a proffer to contribute \$955/unit or a total of \$2,865 for the provision of off-site recreational facilities

Article 16

All Planned Development Districts must satisfy the General and Design Standards set forth in Sections 16-101 and 16-102 of the Zoning Ordinance.

Section 16-101

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.*

The subject site provides tree preservation through open space and a conservation covenant on the individual lots on three sides of the development. The applicant is proposing a raingarden in lieu of a standard dry pond facility. The proposed density is two (2) dwelling units per acre which is at the base of the comprehensive plan recommendations of 2-3 dwelling units per acre. The type of use proposed is single family detached residential, which is compatible in terms of lot size with the surrounding single family residential neighborhoods and also with the comprehensive plan recommendations. This standard has been met.

2. *The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.*

The stated purpose and intent of the planned development district is to "encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district's regulations are designed to insure ample provision and efficient use of open space, and to promote high standards in the layout, design and construction of residential development", among others. The amount of open space being provided within the development would not necessarily be achieved under a conventional zoning district. Further, the applicant has promoted a reduction of impervious surface area on site by providing a private street with a "Y" turnaround in lieu of a cul-de-sac, reduced driveway sizes and lengths, and designing roofs to drain to pervious areas. These measures, in conjunction with a rain garden on the northern portion of the property, have resulted in a design that has achieved the stated purpose and intent of the

planned development district. Therefore, staff believes that this standard has been satisfied.

3. *The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.*

The applicant has efficiently utilized the available land by reducing driveway sizes and by preserving open space on the southern property line by providing a retaining wall to preserve as much natural forest area as possible. Therefore, staff believes this standard has been satisfied.

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 impeded development of surrounding undeveloped properties in accordance with the comprehensive plan.*

Existing surrounding development has been protected through the use of innovative environmental designs including a rain garden on the northern side of the property and through retaining the existing mature vegetation along the perimeters of the site supplemented with additional landscaping. Staff believes this standard has been satisfied.

5. *The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.*

Staff's analysis has determined that the above listed facilities and services are available and adequate for the use. However, it should be noted that the subject site is within the City of Falls Church service area for water purposes.

6. *The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.*

The applicant has proffered to provide a sidewalk on Balls Hill Road and a crosswalk to Langley School for the subject site. Given the size constraints of the application site, staff believes the applicant's proposal is appropriate to the scale of the development.

Section 16-202

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

1. *In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.*

The planned development meets the setback requirements for the R-2 cluster zoning district- the zoning district that most closely characterizes the proposed development-at the periphery. In the R-2 Cluster zoning district, the front yard must be 25 feet, the side yards shall be at least eight feet, but a minimum total of 24 feet, and the rear yard shall be at least 25 feet. The applicant has met these requirements by providing 27 feet on the front and 40 feet on the sides and rear portion of the parcel at the periphery. Therefore, this standard has been satisfied.

2. *Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.*

The applicant has provided for the above regulations and meets or exceeds these regulations with the proposed development conditions and proffers.

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

The applicant is providing a private street within the development with a "Y" turnaround approved by the Fire Marshall to serve the three proposed homes in this subdivision. The existing home that is proposed to remain on site has direct access to Balls Hill Road. The driveway for the existing home will not change to have access on the private street with this application, but the proffers indicate any future home on this parcel will have access to the private street instead of directly onto Balls Hill Road. The applicant is also requesting a modification of the PFM requirement to permit a minimum width of 18 feet within a 30 foot easement for the private street. Staff believes this modification is appropriate as the private street will only serve four lots and has been reduced in width to reduce impervious surface. Therefore, staff supports the requested modification.

Summary of Zoning Ordinance Provisions

All Zoning Ordinance standards have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposed application is in conformance with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of RZ 00-DR-047 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1 of the Staff Report.

Staff recommends approval of FDP 2000-DR-047, subject to the Board's approval of RZ 00-DR-047 and the Conceptual Development Plan.

Staff recommends approval of a modification of the PFM requirement to permit a private street with a minimum width of 18 feet within a 30 foot easement

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Fairfax County Park Authority
9. Fairfax County Public Schools
10. Fire and Rescue

11. Sanitary Sewer Analysis
12. Fairfax County Water Authority
13. Utilities Planning and Design, DPWES
14. Applicable Zoning Ordinance Provisions
15. Glossary

DRAFT PROFFERS

MANUEL SERRA
RZ 00-DR-047

JANUARY 5, 2001

Pursuant to Section 15.2-2303(a) of the 1950 Code of Virginia, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978), Manuel Serra (the "Applicant"), Mary Serra and Alice A. Rice for themselves and their successors or assigns proffer as follows:

1. Conceptual/Final Development Plan. Development of the property that is subject to this rezoning (the "Property") will be in conformance with the plan entitled "Conceptual Development Plan/Final Development Plan," consisting of four sheets, last dated January 8, 2001 and prepared by Dewberry & Davis ("CDP/FDP").
2. Minor Modifications. Pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator.
3. Recreational Facilities. The Applicant will comply with Par. 2 of Sect. 6-110 of the Zoning Ordinance regarding recreational facilities by contributing \$2,865 (\$955.00 per new dwelling unit) to the Fairfax County Board of Supervisors for the provision of off-site recreational facilities.
4. Balls Hill Road.
 - a. Dedication. Subject to DPWES approval, Alice A. Rice, the owner of parcel 31, will dedicate and convey in fee simple to the Board of Supervisors additional right-of-way up to a width of thirty-five (35) feet from the existing centerline of Balls Hill Road together with ancillary easements to allow for the widening of Balls Hill Road (the "Widening"). Such dedication and conveyance shall be made upon demand by Fairfax County or at the time of recordation of the final subdivision plat, whichever occurs first. All density related to such dedication is hereby reserved pursuant to Par. 5 of Sect. 2-308 of the Zoning Ordinance.

The Applicant will escrow an amount as determined by DPWES for the paving related to the Widening along the frontage of the Property set at twenty-six (26) feet from centerline and for the construction of curb and gutter along the Property's frontage on Balls Hill Road.
 - b. Sidewalk. The Applicant will either: (1) construct a five-foot wide concrete sidewalk within the proposed right-of-way along the subject

Property's frontage on Balls Hill Road (the "Sidewalk Improvement"); or (2) escrow an amount as determined by DPWES for the Sidewalk Improvement. The decision to either construct the Sidewalk Improvement or escrow funds for the Sidewalk Improvement shall be made by the Fairfax County Department of Public Works and Environmental Services ("DPWES") at the time of subdivision plat approval.

- c. Crosswalk. The Applicant will escrow an amount as determined by DPWES for the future construction of a standard stripe crosswalk between the Property and the Langley School located across Balls Hill Road from the Property.
5. Private Street. The private street (the "Private Street") shown on the CDP/FDP is subject to the approval of a waiver for private streets to allow for a private street with a width of eighteen (18) feet not including curb and gutter. Prospective purchasers will be advised of their responsibility for such Private Street prior to entering into a contract for sale. Furthermore, the responsibility and maintenance obligations for the Private Street will be clearly identified and defined in the Homeowners Association covenants.
6. Stormwater Management. Subject to review and approval by DPWES, in lieu of a stormwater management pond, requirements for stormwater management shall be fulfilled through the use of a rain garden (the "Rain Garden") as generally depicted on Sheet 2 of the CDP/FDP. At the time of subdivision plan review, the Applicant shall submit to DPWES for its review and approval a final design for the Rain Garden. In addition, upon review and approval by DPWES, swales or underground drains shall be implemented to capture stormwater run-off from each roof to further reduce the impervious area on the Property.
7. Sanitary Sewer. The Applicant shall use ductile piping subject to review and approval by DPWES.
8. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to modifications for the necessary installation of utility lines approved by DPWES. If any utility lines are required to be located within the area protected by the limits of clearing and grading, they shall be located and installed in the least disruptive manner feasible, considering cost and engineering, as determined by DPWES, and subject to County Urban Forester approval. The applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant shall walk the limits of clearing and grading with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. All trees shown to be preserved on the CDP/FDP shall be protected by a tree protection fence. A tree protection fence in the form of four

(4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven eighteen inches (18") into the ground and placed no further than ten feet (10) apart shall be erected at the limits of clearing and grading for all proposed tree preservation areas.

If any trees within the area designated to be preserved are destroyed as a result of the Applicant's construction activities, the Applicant will provide appropriate replacement trees in terms of species, size and quantity as determined by the Urban Forestry Division pursuant to Section 12-403 of the Public Facilities Manual.

9. Restrictive Conservation Covenant Areas. Restrictive Conservation Covenant Areas (the "Conservation Areas") will be provided as generally shown on the CDP/FDP. In the Conservation Areas, no live trees shall be cut down or otherwise removed having a caliper of six inches (6") or greater when measured four feet (4') feet above ground, existing on the Property as of the date shown on the CDP/FDP. At the time of subdivision plan review, the Applicant shall record among the land records of Fairfax County a Deed of Restrictive Conservation Covenants (the "Covenants") and corresponding plat consistent with the Conservation Areas shown on the CDP/FDP. The Covenants will allow for the removal of dead, diseased, damaged, or other hazardous trees if they were to remain on the Property. The Covenants also will allow for removal of any undergrowth, bushes, weeds, shrubs, or other vegetation in the Conservation Areas. Prospective purchasers will be advised of the Covenants and their associated restrictions prior to entering into a contract for sale. The Restrictive Conservation Covenants and their restrictions will be clearly identified and defined in the Homeowners Association covenants. The Conservation Areas shall include the supplemental plantings shown on the CDP/FDP.
10. Homeowners Association. A homeowners association shall be established to own and maintain the Private Street, the Rain Garden, and the Conservation Area on the north side of the Property, as shown on the CDP/FDP.
11. Successors or Assigns. These proffers will bind and inure to the benefit of Manuel Serra, Mary Serra and Alice A. Rice and their successors or assigns. Alice A. Rice, owner of Parcel 31 in the application, retains the right (on behalf of herself and her successors or assigns) to replace her existing dwelling so long as such redevelopment is compatible with the footprints and setbacks proposed for the three new homes shown on the CDP/FDP. At such time as Parcel 31 is redeveloped, the access point from Balls Hill Road shall be closed and access shall be provided from the Private Street.

MANUEL SERRA
Title Owner of Tax Map 30-1 ((1)) 30

BY: _____

MARY SERRA
Title Owner of Tax Map 30-1 ((1)) 30

BY: _____

ALICE A. RICE
Title Owner of Tax Map 30-1 ((1)) 31

BY: _____

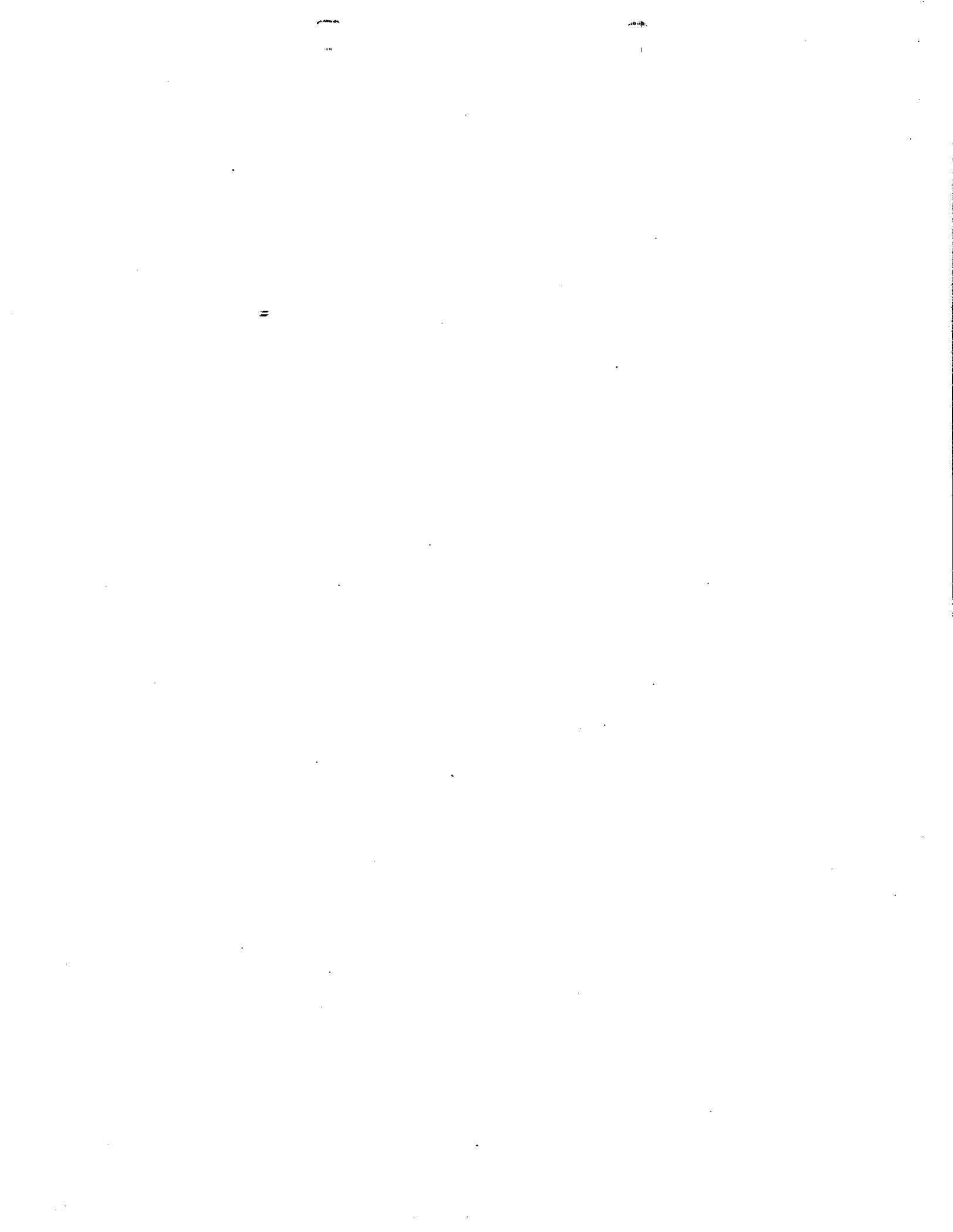
PROPOSED FDP DEVELOPMENT CONDITIONS

FDP 2000-DR-047

January 11, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-DR-047 from the R-1 District to the PDH-2 District for residential development located at Tax Map 30-1 ((1)) 30 & 31, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. In order to mitigate the effects of on-site stormwater runoff, the roofs of the homes shall be designed to direct runoff to pervious areas where practicable as determined by DPWES.



REZONING AFFIDAVIT

DATE: JANUARY 5, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2000-DR-047/FDP 2000-DR-047
(enter County-assigned application number(s))

2000-166c

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)
Dewberry & Davis LLC 8401 Arlington Boulevard
Fairfax, VA 22031

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)

- The Dewberry Companies LC Member
- Larry J. Keller Member
- Dennis . Couture Member
- Steven A. Curtis Member

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 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.

REZONING AFFIDAVIT

DATE: JANUARY 5, 2001
 (enter date affidavit is notarized)

John J. Bellaschi, 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

2000-166c

Application No(s): RZ 2000-DR-047/FDP 2000-DR-047
 (enter County-assigned application number(s). e.g. RZ 88-V-001)

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

(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	ADDRESS	RELATIONSHIP(S)
(enter first name, middle initial & last name)	(enter number, street, city, state & zip code)	(enter applicable relationships listed in BOLD above)
Manuel Serra	1307 Vincent Place McLean, VA 22101	Applicant/Title Owner of TM 30-1((1))-30
Mary Serra	1307 Vincent Place McLean, VA 22101	Title Owner of TM 30-1((1))-30
McGuireWoods LLP Agents: John J. Bellaschi, Esquire Gregory A. Riegle, Esquire Molly E. Harbin, Planner Meagan E. Micozzi, Planner	1750 Tysons Boulevard Suite 1800 McLean, VA 22102	Attorneys/Planners/Agents
Dewberry & Davis LLC Agent: Lawrence A. McDermott J. Thomas Tanner Melissa L. Budd	8401 Arlington Boulevard Fairfax, VA 22031	Engineer/Planners/Agents/ Landscape Architect
Alice A. Rice	1416 Balls Hill Road McLean, VA 22101	Title Owner TM 30-1((1))-31

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

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

REZONING AFFIDAVIT

DATE: JANUARY 5, 2001
(enter date affidavit is notarized)

2000-166c

for Application No(s): _____
(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)

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

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

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

Equity Partners of McGuireWoods LLP

Adams, Michael
Adams, Robert T.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Armstrong, C. Torrence
Atkinson, Frank B.
Aucutt, Ronald D.
Bagley, Terrence M.
Barr, John S.
Bates, John W., III
Belcher, Dennis I.
Boland, J. William
Bracey, Lucius H., Jr.
Brittin, Jocelyn W.
Broaddus, William G.
Brown, Thomas C., Jr.
Burke, John W., III
Burkholder, Evan A

Burrus, Robert L., Jr.
Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Capwell, Jeffrey R.
Carter, Joseph C., III
Cogbill, John V., III
Courson, Gardner G.
Cranfill, William T., Jr.
Cullen, Richard
Dabney, H. Slayton, Jr.
Deem, William W.
Den Hartog, Grace R.
Douglass, W. Birch, III
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Evans, David E.

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

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

DATE: JANUARY 5, 2001
(enter date affidavit is notarized)

2000 166c

for Application No(s): RZ 2000-DR-047/FDP 2000-DR-047
(enter County-assigned application number(s))

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

The Dewberry Companies LC 8401 Arlington Boulevard
Fairfax, VA 22031

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)

Sidney O. Dewberry	Member	Michael S. Dewberry	Member
Barry K. Dewberry	Member	Thomas L. Dewberry	Member
KMT Limited Partnership	Member		
Karen S. Grand Pre	Member		

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

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

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: JANUARY 5, 2001
(enter date affidavit is notarized)

2000-166c

for Application No(s): _____
(enter County-assigned application number(s))

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

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

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

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

Rooney, Lee Ann
Rosen, Greg M.
Russell, Deborah M.
Rust, Dana L.
Sable, Robert G.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Shelley, Patrick M.
Skinner, Halcyon E.
Slaughter, Alexander H.
Slone, Daniel K.
Smith, James C.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E.
Stone, Jacquelyn E.
Story, J. Cameron, III
Strickland, William J.
Stroud, Robert E.
Summers, W. Dennis
Swartz, Charles R.
Swindell, Gary W.
Tashjian-Brown, Eva S.
Taylor, D. Brooke
Terry, David L.
Thornhill, James A.
Van der Mersch, Xavier
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II

Wells, David M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Williams, Stephen E.
Williamson, Mark D.
Wilson, Ernest
Whitham, C. Lamont
Whitham, Michael E.
Wood, R. Craig
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

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

DATE: JANUARY 5, 2001
(enter date affidavit is notarized)

2000-166c

for Application No(s): _____
(enter County-assigned application number(s))

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

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

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

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

Feller, Howard
Fennebresque, John C.
Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Gillece, James P., Jr.
Glassman, M. Melissa
Good, Dennis W., Jr.
Goodall, Larry M.
Gordon, Alan B.
Grandis, Leslie A.
Grimm, W. Kirk
Hampton, Glenn W.
Harmon, T. Craig
Hay, Jeffrey S.
Heberton, George H.
Isaf, Fred T.
Johnston, Barbara Christie
Kane, Richard F.
Katsantonis, Joanne
Keefe, Kenneth M., Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Lawrie, Jr., Henry deVos

Lindquist, Kurt E., II
Little, Nancy R.
Mack, Curtis L.
Marshall, Gary S.
Martin, George K.
McArver, R. Dennis
McCallum, Steve C.
McElligott, James P., Jr.
McFarland, Robert W.
McGee, Gary C.
McGonigle, Thomas J.
McMenamin, Joseph P.
Melson, David E.
Menges, Charles L.
Menson, Richard L.
Micheis, John J.
Milton, Christine R.
Nunn, Daniel B. Jr.
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Page, Rosewell, III
Pankey, David H.
Pollard, John O.
Price, James H., III
Pusateri, David P.
Richardson, David L., II
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rogers, Marvin L.

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

REZONING AFFIDAVIT

DATE: JANUARY 5, 2001
(enter date affidavit is notarized)

2000-166c

for Application No(s): RZ 2000-DR-047/FDP 2000-DR-047
(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.)

NONE

(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:

John J. Bellaschi
(check one) [] Applicant [] Applicant's Authorized Agent

John J. Bellaschi, Applicant's Authorized Agent
(Type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 5th day of JANUARY, 2001, in the state of VIRGINIA.

My commission expires: DECEMBER 31, 2002
Patricia W. Young
Notary Public

Rezoning Attachment to Par. 1(c)

DATE: JANUARY 5, 2001
(enter date affidavit is notarized)

2000-166c

for Application No(s): RZ 2000-DR-047/FDP 2000-DR-047
(enter County-assigned application number(s))

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

KMT Limited Partnership c/o Michael S. Dewberry, General Partner
8401 Arlington Boulevard
Fairfax, VA 22031

(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)

Michael S. Dewberry	General Partner
Michael S. Dewberry	Limited Partner
Thomas L. Dewberry	Limited Partner
Karen S. Grand Pre	Limited Partner

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

REVISED STATEMENT OF JUSTIFICATION**REZONING APPLICATION OF
MANUEL SERRA TRUSTEE****TAX MAP REFERENCE NUMBERS 30-1-((1))-30 AND 31****December 15, 2000****I. INTRODUCTION**

The subject application filed on behalf of Manuel Serra Trustee (the "Applicant") is a request to permit an approximately 2-acre property to be rezoned from the R-1 District to the PDH-2 District. The application property is identified as Fairfax County Tax Map Reference Numbers 30-1-((1))-30 and 31 (the "Property") and is located on the west side of Balls Hill Road northwest of the intersection of Balls Hill Road and Lewinsville Road. The Property is recommended by the Balls Hill Community Planning Sector in the McLean Planning District in Area III of the Comprehensive Plan for residential development at a density of between 2 and 3 dwelling units per acre. The density proposed with this rezoning application is approximately 2 dwelling units per acre and is at the lower end of the recommended density range.

II. COMPATABILITY WITH SURROUNDING DEVELOPMENT

This proposal provides an attractive transition between the Maplewood and McLean Knolls subdivisions on Balls Hill Road. McLean Knolls, to the north and east of the Property, is zoned R-2 and is developed with single-family detached homes on approximately quarter-acre lots. To the south and east, across Balls Hill Road exist the Langley School and the McLean Governmental Center. These parcels are zoned R-3. Maplewood, to the south and west of the Property, is zoned PDH-3 and is comprised of single-family detached homes on less than quarter-acre lots. The proposal by the applicant is to allow for the development of three (3) single-family detached houses on two acres. Currently, one (1) single-family detached house exists on parcel 31.

III. DESIGN BENEFITS

The proposed layout of the Property will be designed to minimize the visual impact of the proposed development on its surrounding neighbors. The periphery of the Property offers an attractive and mature forest buffer protected by Restrictive Conservation Covenants. The covenant areas include supplemental plantings to ensure the provision of adequate buffer for the adjacent homeowners.

The PDH District was established to encourage innovative and creative design techniques and to facilitate the use of the most advantageous construction techniques in

the development of land for residential use. Consistent with the requirements of the County's PDH-2 Zoning District, and for the reasons generally stated above, the proposed development offers an attractively designed residential community which will further the Comprehensive Plan land use recommendations for the Property and the Balls Hill Road Planning Sector as a whole.

IV. JUSTIFICATION FOR REQUESTED ZONING

The applicant requests a rezoning of the Property from R-1 to PDH-2. PDH-2 is requested as opposed to a more traditional R-2 Conventional or Cluster or the R-3 Zoning District designation. The PDH-2 Zoning District request is justified below.

TREE SAVE

Due to the setback requirements of the standard "R" Zoning District, the Applicant chose to request a PDH zoning designation for the Property in order to provide the enhanced tree save areas as shown on Sheet 2 of the CDP/FDP. In addition, the proposal for the Property includes a Private Street in order to alleviate potential traffic generated by the development and to preserve existing vegetation on the Property. Private Streets are not allowed for single family detached dwelling units in the R-1, 2 or 3 Zoning District, but are allowed in "P" Districts (§11-301). Furthermore, alternative turnaround mechanisms are allowed on Private Streets (PFM Plate 7-7 STD TU-1). The Fairfax County Fire Marshall specially designed a "Y" type turnaround for the Property as an alternative to the cul-de-sac originally proposed. This revised turnaround enables greater tree save.

STORMWATER MANAGEMENT/ BEST MANAGEMENT PRACTICES

In lieu of the traditional pond facility, the Applicant has committed to an alternative stormwater management facility for the Property. A bio-retention facility, or "Rain Garden", will be constructed on the Property and will be protected by a Restrictive Conservation Covenant. Rain Gardens are recommended in the Stormwater Management and Erosion/Sediment Control (SW) section of the Draft Staff Recommendations Report for the Infill and Residential Development Study.

In order to further reduce the impervious area on the Property, the Applicant has agreed to construct swales along each driveway and to taper the width of the driveways on the three new residential units. In addition, the roofs on the three new units shall be angled such that stormwater runoff will flow toward depressions created on each new lot. Lastly, as part of the original plan for the Property, a four (4) foot sidewalk was shown on the Private Street. The Applicant has removed the sidewalk from the Private Street to reduce impervious area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: RZ 2000-DR-047
Manuel Serra **FDP 2000-DR-047**

DATE: 21 December 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	November 27, 2000
<i>Request</i>	Rezoning from R-1 to PDH-2 for four single-family detached dwelling units
<i>DU/AC</i>	2.0
<i>Land Area</i>	2.0 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The site is an infill site surrounded on two sides by an older subdivision developed under R-2 zoning in which the lot size averages about 10,500 square feet. The subdivision character is formed in part by its mature trees. The subdivision on the southwestern boundary is fairly recent and it is developed under PDH-3 zoning with an average lot size of about 6,000 square feet. The surrounding area on the north side of Balls Hill Road is planned for a density of 2-3 dwelling units per acre. The land is directly opposite the Langley private school and diagonally across from the Dranesville Governmental Center and police station.

V. MODIFICATIONS AND WAIVERS REQUESTED

- A modification of the BMP requirement is hereby requested, if needed. Further, given the relatively small amount of impervious surface being added to the site, the amount of land that will be subject to a restrictive conservation covenant and the introduction of the proposed Rain Garden, a waiver of the stormwater management requirements is hereby requested.
- A modification of the configuration of the proposed Private Street is hereby requested from the Department of Public Works and Environmental Services.

VI. CONFORMANCE WITH ZONING ORDINANCE REQUIREMENTS

Other than the modifications and waivers requested above, the proposed development conforms to all applicable ordinances, regulations and standards for development under the provisions of the PDH-2 Zoning District. This proposal is in conformance with the above regulations, and the high level of development surrounding the Property in the Balls Hill Road Planning Sector. Adequate utilities, drainage, parking, and other facilities needed to serve this use will be provided. For all of the aforementioned reasons, the Applicant respectfully requests the Staff and the Planning Commission to endorse, and the Board of Supervisors to approve, this rezoning request.

McGuireWoods, LLP

By: Motty E. Harbin
Motty E. Harbin, Land Use Planner

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3- 4 (RZ 2000-DR-047)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-DR-047, FDP 2000-DR-047; Manuel G. Serra
Traffic Zone: 1456
Land Identification Map: 30-1 ((01)) 30, 31

DATE: December 19, 2000

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on revised plans made available to this Department dated December 13, 2000.

The applicant requests the rezoning of approximately two acres of land from the R-1 district to the PDH-2 district. The applicant proposes to develop three single-family detached homes on two acres in addition to one existing single-family detached house on parcel 31.

The department has reviewed this application and offers the following comments:

- The applicant should provide sidewalk along the site's frontage on Balls Hill Road.
- The applicant should escrow the funds for the construction improvements to Balls Hill Road at 26 feet from centerline including curb and gutter and utility pole location.
- The applicant should dedicate 35 feet of right-of-way along the site's frontage on Balls Hill Road.
- The access to the existing house should be at the subdivision street rather than the direct access to Balls Hill Road.

AKR/AK:ak
c:\mword\rz-cases\rz00d47

cc: Michele Brickner, Deputy Director, Design Review, DPW & ES

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

On page 304 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Balls Hill Community Planning Sector (M4) in the McLean Planning District, the Comprehensive Plan states:

- “2. Single-family detached residential use at 1-2 dwelling units per acre is planned for the area north of Lewinsville Road, south of Elmwood Estates and west of Balls Hill Road except for those parcels having frontage on Balls Hill Road where a range of 2-3 dwelling units per acre is planned...”

Plan Map:

The property is planned for residential development at a density of 2-3 dwelling units per acre, as shown on the Comprehensive Plan map.

Analysis:

There are no land use or density issues.

Plan Text:

On page 35 in the LAND USE section of the 1990 Policy Plan, as amended through February 10, 1997, in the LAND USE COMPATIBILITY section, the Plan states:

“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses....

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area...”

Analysis:

It is suggested that some of the existing tree cover be preserved along the northeast and northwestern boundaries of the site to protect the older existing community.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-DR-047
Manuel Serra

DATE: 21 December 2000

This memorandum, prepared by Mary Ann Welton, 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 revision dated, December 13, 2000. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also 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:

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

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

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

October 13, 2000

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

OCT 17 2000

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

ZONING EVALUATION DIVISION

Re: RZ/FDP 2000-DR-047, Beall Property
Tax Map No.: 030-1 /01/ /0030-, 0031

Dear Ms. Byron,

This office has reviewed the conceptual development plan dated 7/31/00 relative to rezoning/final development plan application 2000-DR-047 and offers the following comments.

Per the Comprehensive Plan, the applicant should dedicate 35 feet of right-of-way from the centerline of Balls Hill Road to the property line and should construct a 26 foot cross section from the centerline to the face of curb.

The Department does not subscribe to the concept of private streets due to the problems associated therewith and recommends the street be designed and constructed as public.

Please submit draft proffers to be reviewed by this office.

If you should require any additional information please contact this office.

Sincerely,

Noreen H. Maloney
Transportation Engineer

cc: Mr. R. L. Moore

created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution.”

On pages 86 through 87 of the 1990 Policy Plan as amended through October 30, 2000, under the heading “Water Quality”, the Comprehensive Plan states:

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements.
- Policy e. . . . Minimization and phasing of clearing and grading are the preferred means of limiting erosion during construction.
- Policy k. For new development... apply low-impact site design techniques such a as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created...
 - Encourage cluster development when designed to maximize protection of ecologically valuable land.
 - Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas...
 - Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes...
 - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: ...those which preserve as much undisturbed open space as possible; and those which contribute to ecological diversity..."

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality" the Comprehensive Plan states:

"Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

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

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights-of-way."

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. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Water Quality Protection

Issue:

This two (2) acre site falls within the Scotts Run Watershed of the County as well as within the County's Chesapeake Bay watershed. Early versions of the development plan depicted a stormwater best management practice facility in the upper northwest corner of the site. The latest version proposes rain gardens to meet water quality requirements.

Resolution:

If DPWES determines that the site is appropriate for rain gardens, then more of the existing tree cover can be preserved, thus enhancing water quality as well as the overall aesthetic appearance of the development.

Tree Preservation

Issue:

The existing vegetation survey for the subject property indicates that the site is predominately characterized by upland forest consisting mainly of tulip poplar. The limits of clearing and grading have been expanded in the latest version of the development plan to accommodate a greater amount of tree save.

TRAILS PLAN:

The Trails Plan Map depicts a sidewalk along the east side of Balls Hill Road as well as bicycle trails immediately adjacent to both sides of Lewinsville Road. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements may apply to the subject property.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Charles Burnham, Planner II
Planning Division, DPZ

DATE: October 16, 2000

FROM: Brian Murphy, Urban Forester II BWM
Urban Forestry Division, OSDS

SUBJECT: Manuel Serra, RZ/FDP 00-D-047

RE: Request for assistance dated October 3, 2000

This review is based on the CDP/FDP provided which is stamped received by the Department of Planning and Zoning on September 6, 2000, and a site visit on October 16, 2000.

1. **Comment:** It has been the experience of this office, that uniform tulip poplar forest stands such as the one on this site would not tolerate construction disturbance or lend itself to opportunities for tree preservation. This is especially true on fragmented interior portions of building lots without significant amounts of space.

Recommendation: To best preserve the existing forest stand, have the applicant provide individual house locations and make preservation areas contiguous stands along the perimeter in excess of what has been shown including areas in-between individual lots.

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

BWM/
UFBID#01-0673

1950

2000

12055 Government Center Parkway ♦ Suite 927

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

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning
December 27, 2000

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

SUBJECT: RZ/FDP 2000-DR-047
Serra/Balls Hill Road
Loc: 30-1((1)) 30, 31

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

The development plan for Serra/Balls Hill Road indicates that the existing zoning is R-1 and the proposed zoning is PDH-2. The applicant is proposing 3 new single family units that will add approximately 9 residents to the current population of Dranesville District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis, and volleyball courts, and athletic fields

Section 6-110 of the Zoning Ordinance requires onsite facilities be provided at a cost of \$955 per PDH unit times the non-ADU (affordable dwelling units) residences proposed in this development. Therefore, the proportional cost to develop outdoor recreational facilities for the 3 units proposed for this development is \$2,865.

The proffers should include language that specifies that the applicant will contribute \$2,865 to the Park Authority for acquisition, development or maintenance of recreational facilities within the Dranesville District.

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



Date: 12/20/00

Case # RZ-00-DR-047

Map: 30-1

PU 3439

Acreage: 2.00

Rezoning

From : R-1 To: PDH-2

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

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

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

School Name and Number	Grade Level	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Church Hill Rd. 3026	K-6	694	599	649	45	687	7
Cooper 3021	7-8	725	866	909	-184	1139	-414
Langley 3020	9-12	1850	1850	1964	-144	2145	-295

- 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	4	X.4	2	SF	2	X.4	1	1	2
7-8	SF	4	X.069	0	SF	2	X.069	0	0	0
9-12	SF	4	X.159	1	SF	2	X.159	0	1	1

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

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

Comments

Enrollment in the school listed (Church Hill Elementary) is currently projected to be below capacity; therefore, estimated enrollment increases potentially generated by the proposed action can be accommodated within existing capacities.

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

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

September 12, 2000

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-DR-047 and Final Development Plan FDP 2000-DR-047

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: December 6, 2000

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2000-DR-047

Tax Map No. 030-1- /01/ /0030- , 0031

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

1. The application property is located in the SCOTTS RUN (E-1) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made; however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch pipe line located IN WESTBY CT. and APPROX. 150 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: _____

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

September 22, 2000

MEMORANDUM

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

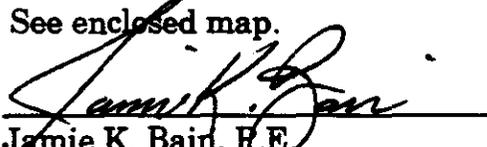
FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-DR-047
FDP 00-DR-047

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 not located within the franchise area of the Fairfax County Water Authority.
2. Water service is not available from FCWA.
3. Other pertinent information or comments:

City of Falls Church service area. See enclosed map.


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

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: December 19, 2000

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: John J. Bellaschi for Manuel Serra

Application Number: RZ/FDP2000-DR-047

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

Date Received in SWPD: 9/28/00

Date Due Back to DPZ: 10/12/00

Site Information: Location - 030-1-01-00-0030, -0031
 Area of Site - 2.00 acres
 Rezone from - R-1 to PDH
 Watershed/Segment - Scotts Run /

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): No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

Application Name/Number: John J. Bellaschi for Manuel Serra / RZ/FDP2000-DR-047

******* 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 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 M

SRS/rzfdp2000dr047

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

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.

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.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: December 19, 2000

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Virginia Center Limited Partnership

Application Number: RZ/FDP2000-PR-041

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

Date Received in SWPD: 8/28/00

Date Due Back to DPZ: 9/20/00

Site Information: Location - 48-2-01-00001A
Area of Site - 10.39 acres
Rezone from - PDC to PDH-30
Watershed/Segment - Accotink Creek / Hunter

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

I. Drainage:

- MSMD/PDD Drainage Complaints: There are no downstream complaints on file with PSB, relevant to this proposed development.
- Master Drainage Plan, proposed projects, (SWPD): Channel stabilization projects AC353 and AC352 are located approximately 2000 feet and 4000 feet downstream of site respectively.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

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

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

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

16-102 Design Standards

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

Application Name/Number: Virginia Center Limited Partnership / RZ/FDP2000-PR-041

******* 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 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 M

SRS/rzfdp2000pr041

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

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.

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.

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.

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.

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

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

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

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

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

Abbreviations Commonly Used In Staff Reports

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

