



FAIRFAX COUNTY

APPLICATION FILED: September 13, 2000
APPLICATION AMENDED: November 22, 2000
PLANNING COMMISSION: February 8, 2001
BOARD OF SUPERVISORS: Not Yet Scheduled

V I R G I N I A

January 23, 2001

STAFF REPORT

APPLICATION RZ/FDP 2000-MV-049

MOUNT VERNON DISTRICT

APPLICANT: Gunston Richmond, LLC

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-5

PARCEL(S): 113-2 ((1)) 22 and 26

ACREAGE: 18.14 acres

FAR/DENSITY: 4.02 dwelling units per acre

OPEN SPACE: 47%

PLAN MAP: Residential, five (5) to eight (8) dwelling units per acre

PROPOSAL: Rezone the subject site from R-1 to PDH-5 for the development of 73 single family detached dwellings

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-MV-049 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2000-MV-049, subject to the proposed development conditions contained in Appendix 2 and the Board's approval of RZ 2000-MV-049 and the Conceptual Development Plan.

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

Staff recommends that the 600-foot maximum length of a private street be waived.

Staff recommends that the limitation on fence height be waived pursuant to Par. 8 of Sect. 16-401 to permit a six (6) foot fence between proposed Lots 16 through 25 and Parcel 59, along the eastern property line.

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. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

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.



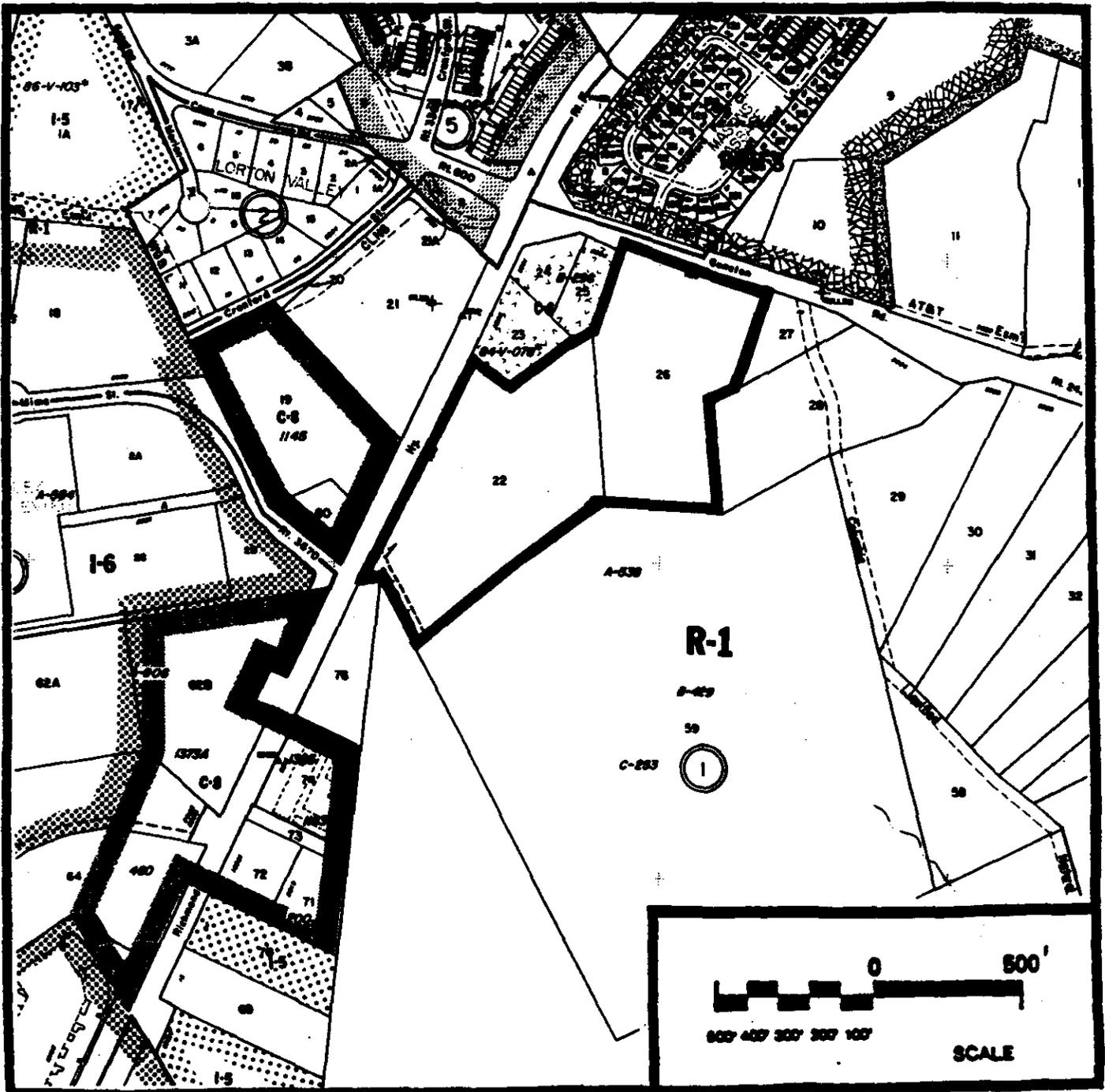
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

**REZONING APPLICATION /
RZ 2000-MV-049**

**FINAL DEVELOPMENT PLAN
FDP 2000-MV-049**

FILED 09/13/00 AMENDED 11-22-00
GUNSTON RICHMOND L.L.C.
TO REZONE: 18.14 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-6
DISTRICT
LOCATED: SOUTH SIDE OF GUNSTON ROAD, APPROX. 400
FEET EAST OF RICHMOND HIGHWAY
ZONING: R-1
TO: PDH-6
OVERLAY DISTRICT(S):
MAP REF 113-2- /01/ /0022- ,0026-

FILED 09/13/00 AMENDED 11/22/00
GUNSTON RICHMOND L.L.C.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 18.14 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: SOUTH SIDE OF GUNSTON ROAD, APPROX. 400
FEET EAST OF RICHMOND HIGHWAY
ZONING: PDH-6
OVERLAY DISTRICT(S):
MAP REF 113-2- /01/ /0022- ,0026-

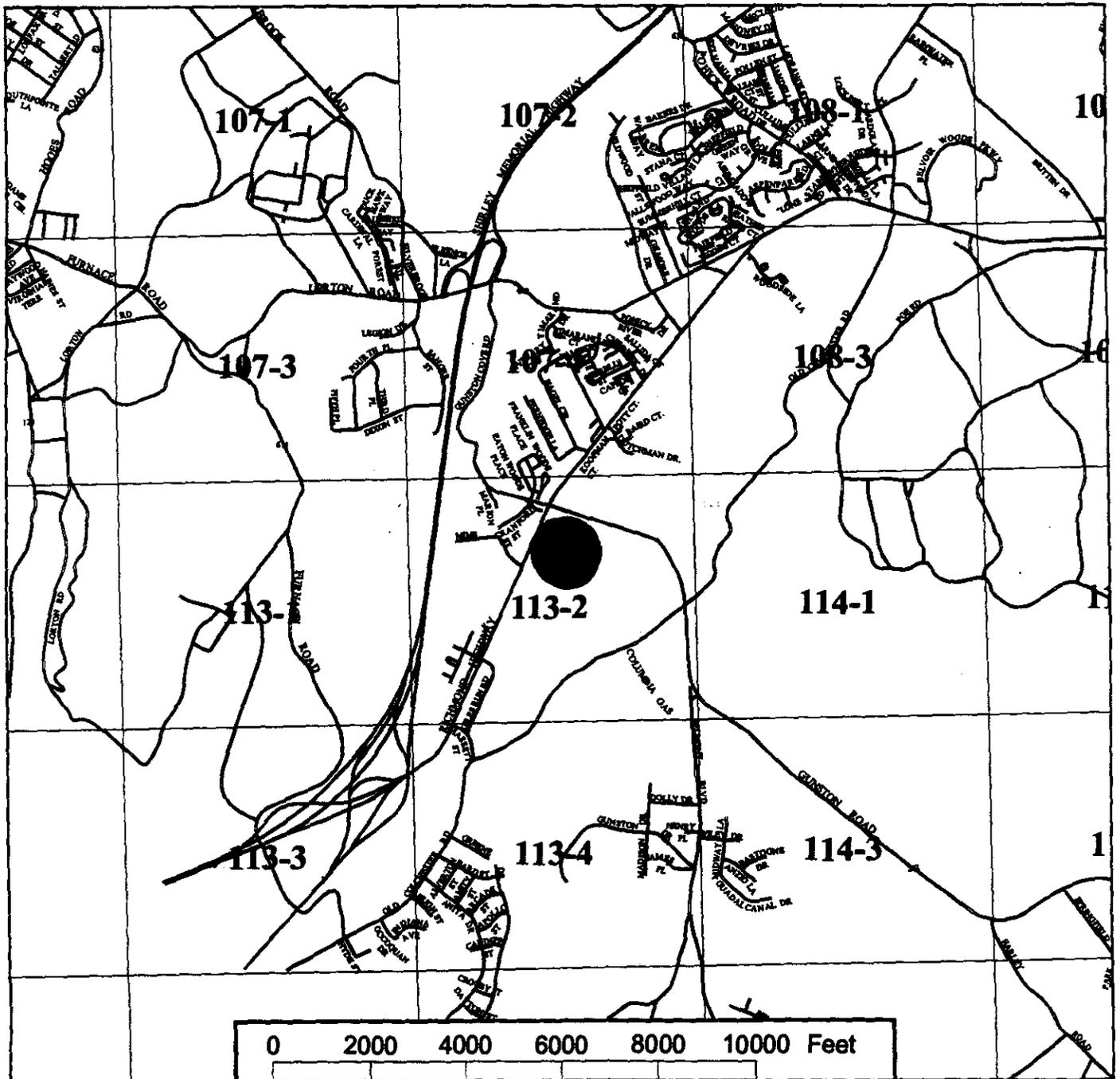


**REZONING APPLICATION /
RZ 2000-MV-049**

**FINAL DEVELOPMENT PLAN
FDP 2000-MV-049**

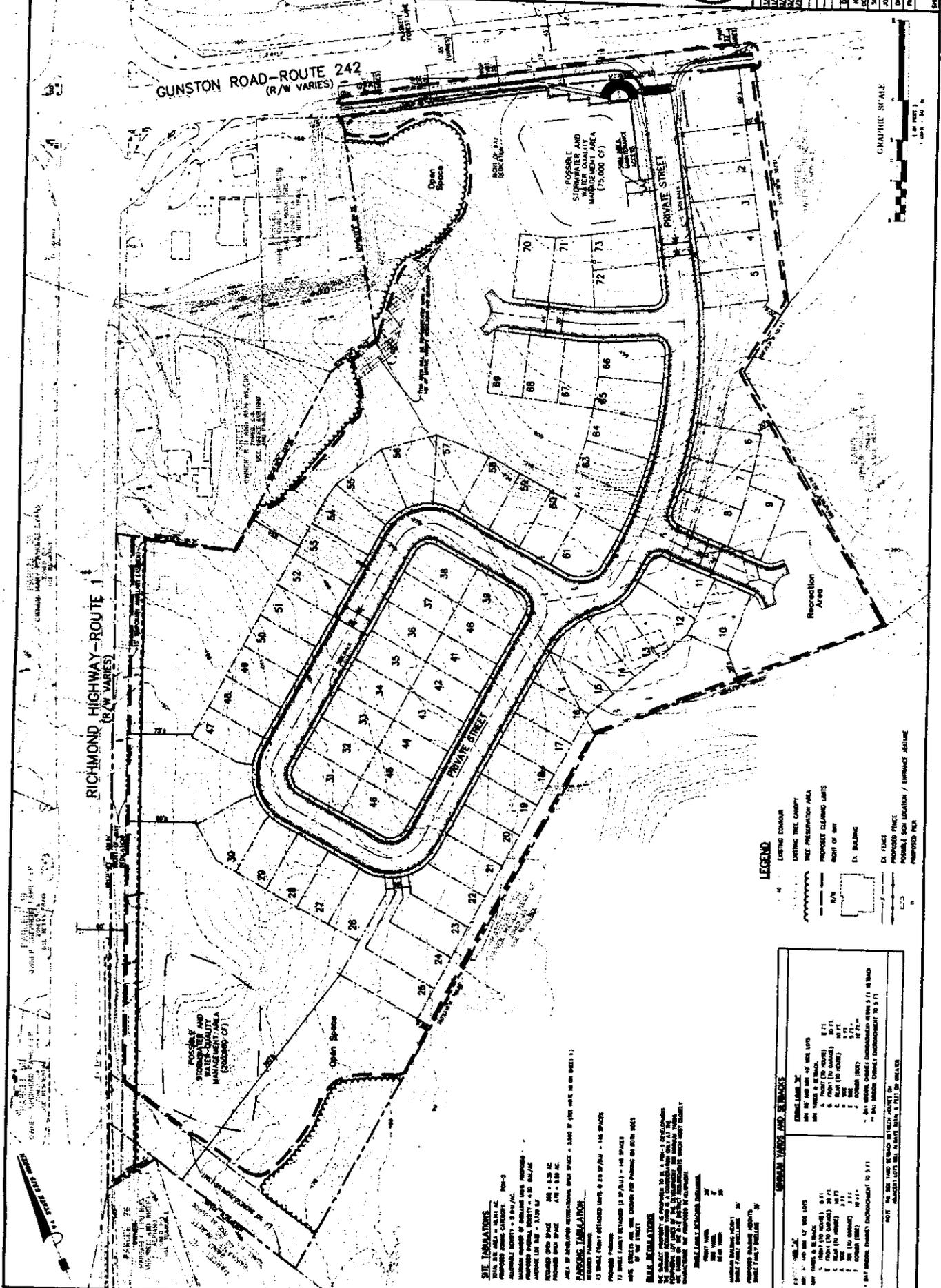
FILED 09/13/00 AMENDED 11-22-00
 GUNSTON RICHMOND L.L.C.
 TO REZONE: 18.14 ACRES OF LAND; DISTRICT - MT VERNON
 PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-5
 DISTRICT
 LOCATED: SOUTH SIDE OF GUNSTON ROAD, APPROX. 400
 FEET EAST OF RICHMOND HIGHWAY
 ZONING: R-1
 TO: PDH-5
 OVERLAY DISTRICT(S):
 MAP REF 113-2- /01/ /0022- ,0026-

FILED 09/13/00 AMENDED 11/22/00
 GUNSTON RICHMOND L.L.C.
 FINAL DEVELOPMENT PLAN
 PROPOSED: RESIDENTIAL DEVELOPMENT
 APPROX. 18.14 ACRES OF LAND; DISTRICT - MT VERNON
 LOCATED: SOUTH SIDE OF GUNSTON ROAD, APPROX. 400
 FEET EAST OF RICHMOND HIGHWAY
 ZONING: PDH-5
 OVERLAY DISTRICT(S):
 MAP REF 113-2- /01/ /0022- ,0026-





DATE	12/15/00
SCALE	AS SHOWN
PROJECT NO.	100-100-01-0
FILE NO.	100-100-01-0
DATE	DEC. 15, 2000
FILE NO.	100-100-01-0



LEGEND

- EXISTING CONTOUR
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY
- PROPOSED CLEARING LIMITS
- RIGHT OF WAY
- EX. BUILDING
- EX. FENCE
- PROPOSED FENCE
- PROPOSED SIGN LOCATION / ENTRANCE FEATURE
- PROPOSED PILE

<p>PROPOSED SIGNAGE AND FEATURES</p> <p>1. SIGNAGE</p> <p>2. SIGNAGE</p> <p>3. SIGNAGE</p> <p>4. SIGNAGE</p> <p>5. SIGNAGE</p> <p>6. SIGNAGE</p> <p>7. SIGNAGE</p> <p>8. SIGNAGE</p> <p>9. SIGNAGE</p> <p>10. SIGNAGE</p> <p>11. SIGNAGE</p> <p>12. SIGNAGE</p> <p>13. SIGNAGE</p> <p>14. SIGNAGE</p> <p>15. SIGNAGE</p> <p>16. SIGNAGE</p> <p>17. SIGNAGE</p> <p>18. SIGNAGE</p> <p>19. SIGNAGE</p> <p>20. SIGNAGE</p> <p>21. SIGNAGE</p> <p>22. SIGNAGE</p> <p>23. SIGNAGE</p> <p>24. SIGNAGE</p> <p>25. SIGNAGE</p> <p>26. SIGNAGE</p> <p>27. SIGNAGE</p> <p>28. SIGNAGE</p> <p>29. SIGNAGE</p> <p>30. SIGNAGE</p> <p>31. SIGNAGE</p> <p>32. SIGNAGE</p> <p>33. SIGNAGE</p> <p>34. SIGNAGE</p> <p>35. SIGNAGE</p> <p>36. SIGNAGE</p> <p>37. SIGNAGE</p> <p>38. SIGNAGE</p> <p>39. SIGNAGE</p> <p>40. SIGNAGE</p> <p>41. SIGNAGE</p> <p>42. SIGNAGE</p> <p>43. SIGNAGE</p> <p>44. SIGNAGE</p> <p>45. SIGNAGE</p> <p>46. SIGNAGE</p> <p>47. SIGNAGE</p> <p>48. SIGNAGE</p> <p>49. SIGNAGE</p> <p>50. SIGNAGE</p> <p>51. SIGNAGE</p> <p>52. SIGNAGE</p> <p>53. SIGNAGE</p> <p>54. SIGNAGE</p> <p>55. SIGNAGE</p> <p>56. SIGNAGE</p> <p>57. SIGNAGE</p> <p>58. SIGNAGE</p> <p>59. SIGNAGE</p> <p>60. SIGNAGE</p> <p>61. SIGNAGE</p> <p>62. SIGNAGE</p> <p>63. SIGNAGE</p> <p>64. SIGNAGE</p> <p>65. SIGNAGE</p> <p>66. SIGNAGE</p> <p>67. SIGNAGE</p> <p>68. SIGNAGE</p> <p>69. SIGNAGE</p> <p>70. SIGNAGE</p> <p>71. SIGNAGE</p> <p>72. SIGNAGE</p> <p>73. SIGNAGE</p>	<p>PROPOSED SIGNAGE AND FEATURES</p> <p>1. SIGNAGE</p> <p>2. SIGNAGE</p> <p>3. SIGNAGE</p> <p>4. SIGNAGE</p> <p>5. SIGNAGE</p> <p>6. SIGNAGE</p> <p>7. SIGNAGE</p> <p>8. SIGNAGE</p> <p>9. SIGNAGE</p> <p>10. SIGNAGE</p> <p>11. SIGNAGE</p> <p>12. SIGNAGE</p> <p>13. SIGNAGE</p> <p>14. SIGNAGE</p> <p>15. SIGNAGE</p> <p>16. SIGNAGE</p> <p>17. SIGNAGE</p> <p>18. SIGNAGE</p> <p>19. SIGNAGE</p> <p>20. SIGNAGE</p> <p>21. SIGNAGE</p> <p>22. SIGNAGE</p> <p>23. SIGNAGE</p> <p>24. SIGNAGE</p> <p>25. SIGNAGE</p> <p>26. SIGNAGE</p> <p>27. SIGNAGE</p> <p>28. SIGNAGE</p> <p>29. SIGNAGE</p> <p>30. SIGNAGE</p> <p>31. SIGNAGE</p> <p>32. SIGNAGE</p> <p>33. SIGNAGE</p> <p>34. SIGNAGE</p> <p>35. SIGNAGE</p> <p>36. SIGNAGE</p> <p>37. SIGNAGE</p> <p>38. SIGNAGE</p> <p>39. SIGNAGE</p> <p>40. SIGNAGE</p> <p>41. SIGNAGE</p> <p>42. SIGNAGE</p> <p>43. SIGNAGE</p> <p>44. SIGNAGE</p> <p>45. SIGNAGE</p> <p>46. SIGNAGE</p> <p>47. SIGNAGE</p> <p>48. SIGNAGE</p> <p>49. SIGNAGE</p> <p>50. SIGNAGE</p> <p>51. SIGNAGE</p> <p>52. SIGNAGE</p> <p>53. SIGNAGE</p> <p>54. SIGNAGE</p> <p>55. SIGNAGE</p> <p>56. SIGNAGE</p> <p>57. SIGNAGE</p> <p>58. SIGNAGE</p> <p>59. SIGNAGE</p> <p>60. SIGNAGE</p> <p>61. SIGNAGE</p> <p>62. SIGNAGE</p> <p>63. SIGNAGE</p> <p>64. SIGNAGE</p> <p>65. SIGNAGE</p> <p>66. SIGNAGE</p> <p>67. SIGNAGE</p> <p>68. SIGNAGE</p> <p>69. SIGNAGE</p> <p>70. SIGNAGE</p> <p>71. SIGNAGE</p> <p>72. SIGNAGE</p> <p>73. SIGNAGE</p>
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SITE INFORMATION

PROJECT NO. 100-100-01-0
 DATE DEC. 15, 2000
 FILE NO. 100-100-01-0

EXISTING CONDITIONS

1. EXISTING CONTOUR
 2. EXISTING TREE CANOPY
 3. EXISTING FENCE
 4. EXISTING SIGNAGE
 5. EXISTING BUILDING

PROPOSED CONDITIONS

1. PROPOSED TREE CANOPY
 2. PROPOSED CLEARING LIMITS
 3. PROPOSED FENCE
 4. PROPOSED SIGNAGE
 5. PROPOSED BUILDING

C

D

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

DESCRIPTION OF THE APPLICATION

Proposal:	Rezone the subject 18.14 acre site from R-1 to PDH-5 for the development of 73 single-family detached dwellings
Location:	South side of Gunston Road, approximately 400 feet east of its intersection with Richmond Highway
Acreage:	18.14 acres
Proposed Density:	4.02 du/ac
Proposed Open Space:	47%
Proposed Waiver:	Waiver of the 600 foot maximum length for a private street Waiver of the service drive requirement along Richmond Highway and Gunston Road Waiver of the limitation on fence height to permit a six (6) foot privacy fence between proposed Lots 16 through 25 and Parcel 59, along the eastern property line per Par. 8 of Sect. 16-401

LOCATION AND CHARACTER

Subject Site

The subject site is a consolidation of two parcels of land that are located on the south side of Gunston Road, approximately 400 feet east of its intersection with Richmond Highway. There is one access point to the site along Gunston Road. There is also an access easement located along the southern property line, which provides Parcel 59 with access to Richmond Highway. There is an existing single-family detached dwelling, which will be removed under the proposed design.

The center of the site is characterized by a ridge, which traverses the site from east to west. This ridge, which is characterized by slopes in excess of 35%, also bisects the site into two watersheds - the Pohick Creek watershed to the north and the Mill Branch watershed to the south. The site falls to the north from the ridge toward Gunston Road and to the south from the ridge toward Richmond Highway.

The subject site is a mostly forested tract. The northern third of the property, adjacent to Gunston Road contains a sub-climax upland hardwood forest that consists of yellow poplar, beech and a variety of oak species. A number of larger diameter trees, some of which are 27 to 37 inches in diameter, are found in this portion of the site. The central and southern third of the property is a combination of mostly level terrain, but also includes steep and gentle slopes. With the exception of the area around the residential property and the outbuildings, this portion of the site is completely forested and contains a variety of early to sub-climax upland forest species such as red maple, sweet gum, oak species, and Virginia Pine.

Surrounding Area Description

The subject site is surrounded by a variety of uses. The properties directly across Gunston Road to the north are developed with single family and townhouse units zoned PDH-8, on land planned for residential development at 5-8 du/ac. Lots 27 and 28 to the northeast are vacant parcels, zoned R-1 and planned for residential development at 5-8 du/ac, and 0.2- 0.5 du/ac, respectively. Lots 57 and 59 to the south, which are owned by Rainwater Concrete, are zoned R-1 and used as a landfill. These parcels are planned for private recreation use. Lot 76, adjacent to the southernmost tip of the site, is a vacant parcel that is zoned R-1 and planned for alternative uses. The abutting lots to the northwest are zoned C-6, developed with retail and office uses, and are planned for retail and other uses. Parcels across Richmond Highway to the west are zoned C-8 and R-1 and planned for retail and other uses.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential, single-family detached and attached dwellings (Mason's Passage); Office; Quick service food store (7-11)	PDH-8; C-6	Residential, 5-8 du/ac; Retail and other
South	Landfill	R-1	Private recreation; Alternative uses
East	Landfill (Parcel 59); Vacant (Parcels 27 & 28)	R-1	Residential, 0.2 – 0.5 du/ac; Private recreation
West	Vacant; Office; Gas station (Texaco); Quick-service food store (7-11)	R-1; C-8; C-6	Retail and other

BACKGROUND

Site History:

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

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Lower Potomac Planning District, Area IV
Planning Sector: Lorton – South Route 1 Community Planning Sector
Plan Map: Residential, 5-8 dwelling units per acre
Plan Text:

On page 62 of the Area IV volume of the Comprehensive Plan, as amended through June 26, 1995 under the headings "Land Use, Recommendations", the Plan states:

Land Unit H is generally located on the east side of Route 1 between Gunston Road and Fumace Road. The area is characterized by low density residential use. A private debris landfill is located on the south side of Gunston Road and east of Route 1.

Sub-unit H-1

Sub-unit H1 is located on the southeast corner of Gunston Road and Route 1. Neighborhood-serving retail use up to .15 FAR is planned for Parcels 113-2((1))23, 24 and 25. No further commercial expansion should be allowed. The remaining portion of the sub-unit {tax map 113-2((1))22, 26 and 27} is planned for residential use at 5-8 dwelling units per acre provided the following site-specific conditions are met:

- *More intense residential development should be clustered;*
- *Provision of substantial buffering along Gunston Road and all portions of property lines adjacent to planned or existing non-residential uses; and*
- *Substantial parcel consolidation is achieved."*

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

Title of CDP/FDP: East Hill
Prepared By: Bowman Consulting Group, in coordination with Dewberry and Davis and Land Design, Inc.
Original and Revision Dates: November 22, 2000, as revised through January 12, 2001

Description of Combined CDP/FDP

CDP/FDP East Hill	
Sheet #	Description of Sheet
1 of 7	Vicinity Map; Notes; Sheet Index
2 of 7	Overall CDP/FDP Site Layout; Site Tabulations; Parking Tabulation; Legend; Typical Lot Layout
3 of 7	Landscape Plan; Tree Cover Calculation; Plant List; Landscaping Legend
4 of 7	Existing Vegetation Map; Existing Vegetation Legend; Soils Map
5 of 7	Single Family Unit Illustratives
6 of 7	Gunston Road Entrance and Streetscape Illustrative
7 of 7	Main Entry Elevation; Details of Residential Lightpole, Entry Monument; and Fence

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

Site Location and Layout: The 18.14 acre application site is a consolidation of two (2) parcels of land that are located south of Gunston Road and east of Richmond Highway.

Seventy-three (73) single family detached dwellings are proposed. The houses are generally situated in the eastern two-thirds of the property and away from Richmond Highway and the commercially-zoned property. The average lot size would be 3,730 square feet. A note on the plan indicates that the proposed units would meet the bulk regulation of the R-5 District at all peripheral boundaries of the subject site. Internally, the proposed units would have a front yard setback of eight feet and a rear yard setback of 10 feet. On the side yards, units would be no less than six (6) feet apart.

Access and Parking: The entrance to the subject site is proposed from Gunston Road. All internal streets are to be private. Parking will be provided within garages and driveways. Additional parking is to be provided on both sides of the street.

Sidewalks will be provided on both sides of the streets. In addition, the applicant has proffered to construct a future pedestrian connection within an open space area which will connect the proposed sidewalk system to the common property line with Parcel 28 or 59 (these parcels are located to the south of the subject site).

The applicant depicts 62.5 feet of right-of-way dedication along Richmond Highway for a six-lane section, as recommended by the Comprehensive Plan. In addition, the applicant has proffered to dedicate a fifteen (15) foot wide temporary ancillary easement along the site's Richmond Highway frontage for future road construction purposes. The applicant seeks a waiver of the service drive along Richmond Highway.

The applicant also depicts right-of-way dedication 45 feet from centerline and frontage improvements along Gunston Road. The proposed frontage improvements include a new right-turn lane into the subject site.

An existing easement is depicted abutting the west property line. The easement, though not presently used, provides Parcel 59 with access to Richmond Highway. The easement will not be vacated with this proposal.

Open Space and Landscaping: Forty-seven percent (47%) of the site is designated as open space. While the majority of the site will be cleared and graded, tree save is proposed in the northwest and southeast corners of the site. A small area of revegetation between these tree save areas is depicted.

A forty (40) foot wide landscaping buffer, consisting of a row of deciduous, a row of ornamental, and a row of evergreen trees, is provided along Gunston Road. The applicant has proffered to provide landscaping equivalent to a Transitional Screening Yard I [twenty-five (25) foot wide landscaped buffer] along Richmond Highway and between the proposed stormwater management (SWM) pond and proposed Lots 26 through 29. Details of this landscaping are provided on Sheets 6 and 7.

The applicant proposes a twenty (20) foot wide landscaped buffer and a six (6) foot high board-on-board fence along the eastern property line, between Parcel 59 and proposed Lots 16 through 25. In addition, the applicant has also proffered to provide a six (6) foot high privacy fence for proposed Lots 26 through 30 and 47 through 51 in order to mitigate highway noise from Richmond Highway.

A proposed recreation area is proposed along the eastern property line. The proffers note that after the issuance of the 36th residential use permit, this recreation area would be furnished with tot lot equipment (such as swings, slides, and climbing equipment).

Street trees are designated along both sides of the site's proposed streets and along the perimeter of the site.

Stormwater Management: Because the site has a drainage divide in the center of the site, two stormwater management/best management practices (SWM/BMP) facilities are proposed. The first facility is depicted along the northern property line, on the corner of Gunston Road and the proposed site entrance. The second facility is depicted along the southern property line, adjacent to Richmond Highway. The proffers commit to landscaping these facilities in keeping with the planting policies of the Department of Public Works and Environmental Services (DPWES).

Transportation Analysis (Appendix 6)

Issue: Right-Of-Way Along Richmond Highway

The originally-submitted plan depicted right-of-way dedication of 60 feet from the centerline of Richmond Highway. However, plans for Richmond Highway recommend that 62.5 feet of right-of-way be dedication for future construction.

Resolution:

The applicant is now proffering to provide 62.5 feet of right-of-way dedication along Richmond Highway. Therefore, this issue is now resolved.

Issue: Interparcel Access

Parcel 59 has no public street frontage. For this reason, the Department of Transportation recommends that a public street connection to Parcel 59 through the proposed neighborhood be dedicated with future construction by others. Furthermore, the Department of Transportation recommended that the applicant escrow funds toward the construction of this connection by others.

Resolution:

Given Parcel 59's current use as a debris landfill, the applicant has indicated to staff that providing public street access to the landfill through a residential neighborhood is not desirable. Furthermore, there is already an existing easement across the subject site, which provides Parcel 59 with access to Richmond Highway. The applicant has proffered to construct a future pedestrian connection within an open space area which would connect the proposed sidewalk system to the common property line with Parcel 28 or 59 (these parcels are located to the south of the subject site). However, the Department of Transportation still believes that the provision of a vehicular connection to any future residential development on Parcel 59 is desirable.

Environmental Analysis (Appendix 7)**Issue: Soil Constraints**

The Soil Survey for Fairfax County indicates that Marine Clay (118) characterizes more than half the subject property. The ridge, which bisects the property, is characterized by soil types known for unstable slopes - Lunt (49B2) and Silty Clayey Sediments (64D2). The Comprehensive Plan recommends that development be discouraged on steep slopes (greater than 15 percent), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential.

Resolution:

The applicant has submitted a report which documents the need to remove a large amount of marine clay from this site. The removal of this clay will require extensive clearing and grading, which will result in the loss of most of the site's vegetation and the existing steep slopes. Given these circumstances, as well as the Plan's guidance permitting development at 4-5 du/ac on this property and the lack of any Environmental Quality Corridor (EQC) on site, staff believes that the proposed clearing and grading of the site as proposed by the applicant conforms to the intent of the Plan. However, extensive revegetation is recommended. This issue is further discussed in the Urban Forestry Analysis.

Issue: Water Quality Best Management Practices

A ridge characterized by slopes in excess of 35% traverses the site in a crescent, proceeding from Gunston Road on the north. This ridge bisects the site into two watersheds - the Pohick Creek watershed and the Mill Branch watershed. Consequently, the development plan depicts two stormwater management ponds - one in the northern portion of the site adjacent to Gunston Road and one in the southern portion of the site adjacent to Richmond Highway. Marine Clay exists where both the stormwater facilities are planned.

Because Marine Clay may inhibit the efficiency of the proposed stormwater facilities, staff encourage the applicant to work with DPWES to determine the most suitable type of stormwater management BMPs for the development. Staff also recommended that the applicant explore the use of innovative best management practices, such as bioretention methods like rain gardens, in an effort to disperse the stormwater BMPs throughout the property and to make the stormwater BMPs a more attractive feature of the property. Because the Marine Clay requires soil removal to ensure the efficiency of stormwater best management practices, staff recommended that the applicant explore using bioretention on the subject site.

Resolution:

The applicant has not committed to exploring the use of bioretention or other innovative BMP measures. Staff continues to recommend that the applicant explore using bioretention on the subject site.

Issue: Highway Noise

A highway noise analysis was performed for Richmond Highway (Route 1), which produced the following noise contour projections:

65 dBA L_{dn}	440 feet from centerline
70 dBA L_{dn}	200 feet from centerline

According to this analysis, that portion of the site, which is adjacent to Richmond Highway, may be adversely affected by highway noise. Proposed structures to be built on Lots 18-38 and Lots 64 -71 will fall within the 65-70 dBA L_{dn} impact area.

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, staff recommended that any residential structure that will be located within 440 feet of the centerline of Richmond Highway should be constructed with building materials that are sufficient to provide this level of acoustical mitigation.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, staff recommended that one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid

from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may substitute rear yard privacy fencing for the noise barrier as long such fencing will meet the above guidelines.

Resolution:

The applicant has proffered to reduce interior noise levels to DNL 45 dBA or less through the use of various construction techniques. The applicant has also proffered to mitigate exterior noise levels for proposed Lots 30 and 47 through 51 by providing a six (6) foot high privacy fence. This fencing would be architecturally solid with no openings and no gaps. However, this proffer does not address the noise impacts to proposed Lots 26 through 29, which are within the 65-70 dBA L_{dn} impact area. Staff recommends that the proffer be revised, but as a fall back has proposed a development condition which would require that a six (6) foot high privacy fence, which is architecturally solid with no openings and no gaps, be provided for the rear yards of proposed Lots 26 through 29. With the implementation of the staff proposed development condition, this issue is resolved.

Issue: Trails Plan

The Trails Plan Map depicts a bicycle trail along the west side of Richmond Highway and a pedestrian trail along the north side of Gunston Road. At the time of subdivision plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements apply to the subject property.

Urban Forestry Analysis (Appendix 8)

The subject site is a mostly forested tract. The northern third of the property, adjacent to Gunston Road contains steep slopes and a sub-climax upland hardwood forest that consists of yellow poplar, beech and a variety of oak species. A number of larger diameter trees, some of which are 27 to 37 inches in diameter, are found in this portion of the site. The Comprehensive Plan, Environmental Quality Section for the LP2 Lorton-South Route 1 Community Planning Sector recommends that development be discouraged on steep slopes. Therefore, the Urban Forestry Division recommended that the applicant preserve the forested steep slopes on the property, which generally contain high quality forest cover and some large diameter trees.

As noted in the Environmental Analysis, more than half the subject site contains Marine Clay. Furthermore, the ridge, which bisects the property, is characterized by soil types known for unstable slopes. The applicant has submitted a report which documents the need to remove a large amount of marine clay from this site. The removal of this clay will result in a complete reconfiguration of the property with the loss of most of the site's vegetation, particularly in the northern portion of the site.

The CDP/FDP depicts tree save areas in the northwest and southeast portions of the site. Given the extensive limits of clearing and grading, staff strongly recommends that the applicant expand the proposed tree preservation on the site. Staff notes that some areas within the southern and central portions of the site are relatively flat and

may lend themselves to additional tree preservation with the repositioning of some of the proposed residences and the use of carefully engineered retaining walls (particularly between proposed Lots 16 through 25 and Parcel 59). Staff strongly recommends that the applicant explore the possibilities of expanding the tree save areas through these methods. Staff further recommends that the proposed areas of revegetation be significantly expanded in order to make up for the denudation of the site.

Resolution:

The proposed area of tree save and revegetation depicted on the CDP/FDP have not expanded. Because the applicant has not committed to the preparation of a tree preservation plan, staff proposes a development condition which would require the applicant to prepare a tree preservation plan for the review and approval of the Urban Forestry Division (UFD) as part of the subdivision plan submission. Staff believes that this development condition will ensure that the depicted tree save areas will be adequately protected. Staff also proposes a second development condition, which would require the applicant to reforest certain portions of the property. Staff believes that this reforestation will make up for the denudation of the site caused by the extensive clearing and grading that must take place.

Public Facilities Analysis

Sanitary Sewer Analysis (Appendix 9)

Sanitary sewer analysis states that the application property is located within the Pohick Creek (N-1) Watershed, and that it will be sewered into the Norman M. Cole, Jr. Pollution Control Plant. Analysis indicates that there is excess capacity in the Lower Potomac Pollution Control at this time; however, availability of treatment capacity will depend upon the current rate of construction and the timing for development of the application site. In addition, the analysis notes that there are inadequate submain sewer facilities for the site. The Office of Waste Management recommends that the applicant commit to replace any sewer line that becomes inadequate due to the proposed development. The applicant has not made such a commitment.

It should be stressed that the main/trunk sewer lines serving this property may be inadequate. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

Water Service Analysis (Appendix 10)

The application property is located within the franchise area of the Fairfax County Water Authority. Adequate domestic water service is available at the site from the existing eight (8) and twelve (12) inch mains located at the property. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Fire and Rescue Analysis (Appendix 11)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #19, Lorton. Preliminary analysis indicates that the application, as presented, currently meets fire protection guidelines. There are no Fire and Rescue issues associated with this request.

Schools Analysis (See Appendix 12)

Schools analysis indicates that the proposed development would produce 29 elementary school students, five (5) intermediate school student, and twelve (12) high school students. Gunston Elementary, Hayfield Middle and Hayfield High Schools are all expected to exceed capacity through the 2004 – 2005 school year. It should be noted that this analysis does not take into account the potential impact of other pending proposals that could affect the same schools.

The applicant has proffered a contribution of \$750.00 per unit to a specific Fairfax County fund designated for schools, stipulating that two-thirds of this per unit contribution will be allocated to predevelopment costs for a new secondary school serving the Lorton area, and one-third of the per unit contribution will be allocated to site preparation and construction costs for the new Lorton Station Elementary School to be built, with contribution to be made at time of issuance of each residential use permit (RUP). Staff recommends that the applicant commit to making this payment at the time of building permit, rather than at the time of issuance of each RUP.

Stormwater Planning Analysis (Appendix 13)

Stormwater Planning Analysis states that there are downstream complaints on file pertaining to the outfall for this property and concerning stream erosion and yard flooding, approximately 1,000 to 2,000 feet downstream of this site. Two (2) road crossing improvement projects are located approximately 1,000 and 3,000 feet downstream of the site. In addition, two (2) channel restoration and stabilization projects are located approximately 1,500 and 2,000 feet downstream of the site. No action is requested of the applicant.

Park Authority Analysis (Appendix 14)**Issue: Recreational Needs**

A proportional cost of \$69,715 was requested for the recreational needs of the proposed community, which is equivalent to nine-hundred-fifty-five dollars (\$955) per dwelling unit.

The applicant proffered to construct a tot lot in the recreation area as generally shown on the CDP/FDP at the time of issuance of the 36th (RUP), for the use and enjoyment by the residents of this development. Tot lot equipment may include swings, slides, crawl tubes, age appropriate climbing and fitness/activity apparatus. The tot lot is the

only on-site recreational facility proposed. It should be noted that on a previous version of the CDP/FDP a multi purpose count was also proposed.

The original proffers also noted that the subject site would be made part of the Lorton Station Homeowner's Association (HOA). As such, future residents of the proposed development would contribute towards and benefit from HOA recreation facilities in Lorton Station, which is located approximately a mile from the subject site.

Par. 2 of Sect. 16-404 of the Zoning Ordinance states that at the time of zoning, the Board may approve the provision of recreational facilities off-site on land in proximity to the proposed development, which land is titled to or is to be dedicated to the County, the Fairfax County Park Authority or on land under the control of an adjacent homeowners' association. Par. 2 requires the applicant to submit a written justification for such off-site location and evidence that the future residents of the development shall have the right to use the recreational facilities at such off-site location. The Board may approve such a request upon a determination that it would be infeasible or impractical to provide the required recreational facilities on-site or that the off-site location would better serve the residents of the development. No such written justification or evidence was submitted by the applicant.

Par. 2 permits the applicant, upon Board approval, to make a cash contribution of \$955 per dwelling unit to an adjacent homeowners' association for the expressed purpose of providing additional recreational facilities, and/or renovating or increasing the user capacity of existing facilities. If a cash contribution is to be made to an adjacent homeowners' association, the applicant must: (1) establish that said homeowners' association has agreed to and has the right to receive such a cash contribution; and (2) specify the proposed use of the cash contribution. However, the applicant's proposed proffer did not indicate if the cash contribution equivalent to the amount of \$955 per unit would be contributed to the Lorton Station HOA. Furthermore, the applicant provided no evidence that the Lorton Station HOA agreed to and had the right to receive such a cash contribution nor has the applicant specified how the cash contribution will be used.

Resolution:

The applicant is now proffering that in the event that the value of the tot lot improvements does not equal or exceed the sum of \$955 per unit, then the applicant shall contribute the difference between the value of the tot lot improvements and the \$955 per unit to the Fairfax County Park Authority for use in a nearby park. While this commitment satisfies the Zoning Ordinance requirements, staff strongly recommends that the applicant provide more on-site recreational facilities, such as a multi-purpose court. Given the extensive amount of clearing and grading proposed, staff believes that there is ample space for additional on-site recreational facilities. Staff believes that on-site facilities would be more convenient and more useful to the future residents.

Issue: Archeological Study

The Resource Management Division of the Fairfax County Park Authority (FCPA) performed reconnaissance on the subject site, which revealed the presence of one small prehistoric site and an area with soil suitable for containing buried archeological material. As such, FCPA recommended that, prior to any land disturbing activity, the applicant should conduct a tight interval Phase I test around the small prehistoric site. FCPA also recommended that the applicant perform a standard Phase I survey in the area which contained soil suitable for containing buried archeological material.

Resolution:

The applicant has proffered to perform a Phase I survey in accordance with the Virginia Department of Historic Resources Guidelines, in the two locations identified by the County Archeologist. However, the proffer should include language which permits the County Archeologist to recover artifacts uncovered during clearing and grading.

Land Use Analysis (Appendix 5)

The Comprehensive Plan recommends Tax Map Parcels 113-2 ((1)) 22, 26 and 27 for residential use at five (5) to eight (8) dwelling units per acre provided that:

- More intense residential development is clustered;
- Substantial buffering is provided along Gunston Road and all portions of property lines adjacent to planned or existing non-residential uses; and
- Substantial parcel consolidation is achieved.

The proposed density of 4.02 dwelling units per acre is below the recommended Plan density for this site. For this reason, the condition regarding clustering more intense residential development does not apply. The remaining conditions are discussed below.

Issue: Consolidation:

The Plan recommends substantial consolidation of Parcels 22, 26 and 27. The application has not incorporated Parcel 27, which fronts on Gunston Road. Though the subject site includes two of the largest parcels and therefore, provides substantial consolidation, staff recommended that the applicant provide full consolidation and include Parcel 27 into the application. Staff noted that if Parcel 27 was not consolidated, it could not achieve a development potential of 5 –8 du/ac.

Resolution:

The applicant has not consolidated Parcel 27 into the application. However, the application, as proposed, does provide substantial consolidation, and therefore, is in conformance with the Comprehensive Plan.

Issue: Substantial Buffering

The Comprehensive Plan recommends that substantial buffering be provided along Gunston Road and all portions of property lines adjacent to planned or existing non-residential uses. The initial CDP/FDP depicted a minimum setback of 20 feet along the eastern boundary of the site, where the site abuts the existing landfill. No tree preservation or landscaping was shown within this area. Furthermore, wooded buffers were not provided along Richmond Highway and Gunston Road due to the location of stormwater management ponds. A 25-foot area was depicted along the northern lot lines adjacent to the commercial parcels zoned C-6. However, no tree preservation or landscaped berm was provided.

Staff found that the limited landscaping shown on the initial CDP/FDP did not meet the Plan recommendation for substantial buffering. Staff recommended that a more substantial buffer (preferably tree save) or a fence be provided to better separate this development from the landfill. Staff also recommended that wooded buffers be provided between the subject site and Richmond Highway, Gunston Road, and the existing commercial parcels to the north and east.

Resolution:

The CDP/FDP now depicts landscaping, consisting of deciduous and evergreen trees, along the eastern property line. The applicant is providing a six (6) foot high privacy fence between proposed Lots 16 through 25 and Parcel 59, where the setback is only 20 feet. The applicant has not yet decided if this fence will be located along the rear lots lines of proposed Lots 16 through 25 or along the site's eastern property line. If the fence is located along the eastern property line, it will be located in a front yard and as such, would be limited to a maximum height of four (4) feet. Par. 8 of Sect. 16-401 permits the Board, when approving a conceptual development plan, to authorize a variance in the strict application of specific zoning district regulations where "*such strict application would inhibit or frustrate the purpose and intent for establishing such a zoning district.*" Staff recommends that this waiver be granted so that the applicant can adequately buffer proposed Lots 16 through 25 from the existing debris landfill on Parcel 59. However, staff continues to urge the applicant to provide tree save between proposed Lots 16 through 25 and Parcel 59 as staff believes that mature trees would provide a more substantial buffer than the proposed landscaping.

The CDP/FDP also depicts a forty (40) foot wide landscaping buffer, consisting of a row of deciduous, a row of ornamental, and a row of evergreen trees, along Gunston Road. The applicant has proffered to provide landscaping equivalent to a Transitional Screening Yard I [twenty-five (25) foot wide landscaped buffer] along Richmond Highway and between the proposed stormwater management (SWM) pond and proposed Lots 26 through 29. Details of this proposed landscaping are provided on the CDP/FDP.

Finally, the setback between the proposed lots and the existing commercial properties to the west has been increased from 25 to 65 feet. In addition, CDP/FDP depicts tree

save and landscaping between the commercial properties and the proposed residential lots. With these changes, staff now finds that the application meets the Comprehensive Plan recommendation for substantial buffering.

Residential Development Criteria

The Comprehensive Plan designates a density range of five (5) to eight (8) dwelling units per acre. The proposed density of 4.02 dwelling units per acre is below the recommended Plan density for this site; therefore, the Residential Development Criteria do not apply.

ZONING ORDINANCE PROVISIONS (See Appendix 15)

In order to complement development on adjacent properties, Par. 1 of Sect. 16-102 (Planned Development Design Standards) requires that at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In this case, the zoning district which most closely characterizes the proposed development is the R-5 Zoning District.

Standard	Requirement or Guideline	Provided
Bulk Standards		
District Size (PDH)	Minimum – 2 Acres	18.14 Acres
Building Height (PDH)	Max. 35 ft.	Max. 35 ft.
Front Yard	Min. 20ft. at the Periphery of the Site (Guideline Only)	20 feet
	Min. 8 ft. at the Periphery of the Site (Guideline Only)	8 feet
	Min. 25 ft. at the Periphery of the Site (Guideline Only)	25 feet
Open Space (PDH)	Min. 35% of the Gross Area	47%
Parking		
Parking Spaces	Min. 146 (2 per Unit: 2 x 73)	146 spaces in garages and/or driveways (additional parking will be provided on both sides of the proposed streets)

There are no transitional screening or barrier requirements between this use (single family detached residential development) and the surrounding uses.

Waivers/Modifications

Waiver of the Service Drive Requirement

Since both Richmond Highway and Gunston Road are classified by the Virginia Department of Transportation (VDOT) as primary highways, service drives are required by the Ordinance unless specifically waived. The applicant is requesting a waiver of the service drive requirement along both frontages of the site. Given that the adjacent parcels have access to median breaks along these particular portions of Richmond Highway and Gunston Road, the Fairfax County Department of Transportation has stated that it would not object to the waiver of the service drives.

Waiver of the 600 foot Maximum Length of Private Streets

Basis: Par. 2 of Sect. 11-302, which states that the maximum length of private streets is 600 feet, unless a waiver is granted.

The applicant proposes private streets throughout the proposed development. The applicant notes that, given the site's steep slopes, a private street would permit use of a steeper gradient, which would reduce the amount of grading necessary to the site. Specifically, the difference between a private street at a nine (9) percent grade and a public street at a eight (8) percent grade would result in a reduction of the cuts at the upper portion of the site of approximately eight to ten feet. Furthermore, private streets allow the applicant the flexibility to use a tighter curve radius, which permits a larger tree save area. The applicant has proffered that notice of maintenance responsibilities will be provided to prospective purchasers within the HOA documents. Given these commitments, staff supports the requested waiver.

Waiver of the Limitation on Fence Height

This waiver is discussed in the Environmental Analysis.

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.

This site provides 47% open space, which exceeds the amount required by the Ordinance (35%). This amount of open space could not necessarily be achieved under a conventional zoning district. The proposed site layout provides substantial buffering between the subject site and the existing commercial and industrial uses, as well as along Richmond Highway and Gunston Road. The proposed unit types and site layout will complement the surrounding residential developments, including Gunston Square and Mason's Passage.

The proposed 18.14-acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 4.02 dwelling units per acre falls below the maximum density of five (5) du/ac for the PDH-5 District (Sect. 6-109).

Section 6-110 requires thirty-five percent (35%) open space in a PDH-5 development. The application exceeds that requirement with the provision of 47% open space.

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or escrow with DPWES cash for use by the future homeowners association to construct the facilities. The applicant is proffering to provide recreational facilities and/or cash equal to the proportional cost of \$69,715, which is equivalent to nine-hundred-fifty-five dollars (\$955) per dwelling unit. Any cash contribution shall be made to the Fairfax County Park Authority.

16-101 Planned Development General Standards

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

1. *The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.*

The proposed development substantially conforms to the adopted Comprehensive Plan by providing single family detached units below the recommended Plan range of five (5) to eight (8) dwelling units per acre. Staff believes that with the proposed unit type (single-family detached) and proffered architectural elevations, the proposed development will complement the character and intensity of the adjacent residential neighborhoods of Mason's Passage and Gunston Square.

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.

Staff believes that the proposed site layout, density and unit type complement the surrounding residential areas. The amount of open space provided within the development would not necessarily be achieved under a conventional zoning district. This open space consists of tree save in northwestern and southeastern corner of the site and an active recreation area along the southern property line. This open space serves as buffering between the proposed residences and commercially and industrially used and/or planned property as called for in the Comprehensive Plan.

While staff believes that the application has satisfied this standard, staff would strongly recommend that the applicant provide expanded areas of tree save and revegetation and additional on-site recreational facilities. As noted in the Environmental Analysis, the majority of the site will be cleared and graded in order to remove marine clay. In order to compensate for the denudation of the site, staff recommends a development condition, which would require the applicant to reforest certain portions of the property. With the implementation of this development condition, 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.*

Trees and steep slopes are the most significant natural features of the subject site. While staff would prefer that the slopes and more of the significant trees were saved, given the composition of the site's soil, staff recognizes that no development could occur on the site without a substantial amount of clearing and grading. The applicant is providing two tree save areas in the northwestern and southeastern portions of the site. Given the extensive limits of clearing and grading that are proposed by the applicant, staff believes that additional reforestation is needed. Staff recommends a development condition, which would require the applicant to reforest certain portions of the property. With the implementation of this development condition, staff believes that 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 impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.*

The subject site abuts residentially, commercially and industrially used and/or planned property. Despite the wide range of uses surrounding the subject site, staff believes that the proposed site layout has been designed to prevent substantial injury to the use and value of existing surrounding development. The proposed unit type (single-family detached) and density complements the surrounding residences of Mason's Passage. In addition, the applicant has provided screening and/or buffering as recommended by the Comprehensive Plan where the property abuts commercially or industrially used/and or planned properties.

While staff does not believe that the proposed development will hinder the development of Mason's Passage or the surrounding undeveloped properties, which are planned for commercial or industrial uses, staff does believe that the development may have an impact on Parcel 27's ability to develop at the recommended Comprehensive Plan range of 5 to 8 du/ac. As noted in Land Use Analysis, the application does not incorporate Parcel 27, which fronts on Gunston Road. While the subject site includes two of the largest parcels and therefore, provides substantial consolidation, staff believes that if Parcel 27 is not consolidated, the ability of this parcel to achieve a development potential of 5 to 8 du/ac may be hindered.

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, the main/trunk sewer lines serving this property may be inadequate. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed. Staff finds that this standard has been satisfied.

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 provided sidewalks throughout the site, as well as to other sidewalks along Gunston Road and Richmond Highway. These sidewalks are appropriate to the scale of the development. Furthermore, the applicant has proffered to construct a future pedestrian connection within an open space area which would connect the proposed sidewalk system to the common property

line with Parcel 28 or 59. Therefore, staff finds that this standard has been satisfied.

16-102 Planned Development Design Standards

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

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

The zoning district which most closely characterizes the proposed development is the R-5 District, which requires a front yard setback of twenty (20) feet, a side yard setback of eight (8) feet, and a rear yard setback of 25 feet. The applicant meets these setbacks along the periphery of the development (six feet would be provided between houses within the development). There are no transitional screening or barrier requirements. However, where the property abuts commercial or industrial uses, the applicant has provided screening and/or barriers as recommended by the Comprehensive Plan. Staff finds that 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.*

With the exception of the fence height (for which a waiver is requested), the applicant has provided for the above regulations and meets or exceeds these regulations with the proposed development and proffers. Staff finds that this standard has been satisfied.

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.*

A coordinated pedestrian and bicycle network is provided via the internal streets and sidewalk connections to and sidewalks along Gunston Road and Richmond Highway. The applicant has also proffered to construct a future pedestrian connection within an open space area, which would connect the proposed sidewalk system to the common property line with Parcel 28 or 59. Staff finds that this standard has been satisfied.

Summary of Zoning Ordinance Provisions

All Zoning Ordinance standards have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the proposed application is in conformance with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions. Nevertheless, staff believes that the proposed application could be improved with additional tree save. Staff recognizes that the extensive limits of clearing and grading are caused by the need to remove a large amount of marine clay from the site. However, this clearing and grading will leave large portions of the site barren. While staff has proposed a development condition which requires additional reforestation, over and above that shown on the CDP/FDP to compensate for the denudation of the site caused by the proposed clearing and grading, the more desirable alternative is to have the applicant expand the areas of tree save.

Staff Recommendations

Staff recommends approval of RZ 2000-MV-049 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2000-MV-049 subject to the proposed development conditions contained in Appendix 2 and the Board's approval of RZ 2000-MV-049 and the Conceptual Development Plan.

Staff recommends that the service drive requirements along Richmond Highway and Gunston Road be waived.

Staff recommends that the 600-foot maximum length of a private street be waived.

Staff recommends that the limitation on fence height be waived pursuant to Par. 8 of Sect. 16-401 to permit a six (6) foot fence between proposed Lots 16 through 25 and Parcel 59, along the eastern property line.

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. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

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 FDP Development Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Urban Forestry Analysis
9. Sanitary Sewer Analysis
10. Fairfax County Water Analysis
11. Fire and Rescue Analysis
12. Fairfax County Public Schools
13. Stormwater Planning Analysis
14. Park Authority Analysis
15. Zoning Ordinance Provisions
16. Glossary



PROFFERS**GUNSTON RICHMOND L.L.C.****RZ 2000-MV-049****January 22, 2001**

Pursuant to Section 15.1-2303 (A), Code of Virginia, 1950, as amended, the undersigned applicant and property owners for themselves and for their successors and assigns (hereinafter Applicant), filed for a rezoning and final development plan approval for property identified as Tax Map reference 113-2 ((1)), Parcels 22, 26 (hereinafter referred to as Application Property) hereby agree to the following proffers, provided the Board of Supervisors (hereinafter referred to as Board) approves the rezoning of the Application Property to the PDH-5 zoning district. If accepted, these proffers shall supersede any previously approved and governing development of the property, which shall become null and void upon approval of the following proffers:

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Bowman Consulting Group, dated January 12, 2001.

2. FINAL DEVELOPMENT PLAN AMENDMENT

Notwithstanding that the CDP/FDP is the subject of Proffer 1 as set forth above, it shall be understood that the CDP shall be the entire Plan relative to the points of access, the total number and type of units and the general location of residential lots and common open space, and that the Applicant has the option to request a Final Development Plan Amendment (AFDPA) for elements of other than these CDP elements from the Planning Commission for all of, or a portion of the CDP/FDP in accord with the provisions as set forth in Section 16-402 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (Ordinance).

3. MINOR MODIFICATIONS

Pursuant to paragraph 4 of Section 16-403 of the Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make adjustments to the internal lot lines of the proposed subdivision at time of subdivision plan submission based on final house locations and building footprints, without decreasing the peripheral setbacks and total open space provided, as shown on the CDP/FDP. The Applicant may make minor lot location modifications as referenced in Note Number 13 on the CDP/FDP, as long as minimum yards and setbacks as shown on

sheet 2 of the CDP/FDP are not reduced.

4. TRANSPORTATION

- a. **Dedication.** At time of site plan approval or upon demand by Fairfax County or Virginia Department of Transportation (VDOT), whichever, occurs first, the Applicant shall dedicate and convey in fee simple to the Board right-of-way 45 feet from centerline as shown on the CDP/FDP along the Property's Gunston Road frontage and 62.5 feet from centerline along the Property's Richmond Highway frontage. In addition, Applicant shall provide a temporary 15-foot wide ancillary easement along the Property's Richmond Highway frontage for future road construction purposes.
- b. **Road Improvements.** The Applicant shall construct road improvements 35 feet from centerline along the Application Property's Gunston Road frontage, as shown on the CDP/FDP, during development of the Application Property.
- c. The segments of private streets as shown on CDP/FDP shall conform to the pavement thickness standards for public streets as set forth in the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES).
- d. All prospective purchasers shall be notified in writing and within Homeowner's Association documents that the street system as shown on the CDP/FDP will be private and the responsibility for maintenance will rest with the Homeowner's Association.
- e. A pedestrian trail connection, subject to public access easements, shall be constructed within an open space area connecting from the sidewalk system to the common property line with Parcel 28 or 59.

5. LANDSCAPING AND AMENITIES

- a. Landscaping, lighting and fencing shall be provided on the Application Property as generally shown on the CDP/FDP Landscaping Plan, and Illustrative Site Details Plan, subject to final engineering and placement of utilities as approved by DPWES.
- b. In order to mitigate exterior noise levels, the Lots closest to Richmond Highway (Lots 30, 47, 48, 49, 50 and 51) shall have a 6-foot high, architecturally solid wooden privacy fence, with no gaps or openings, constructed along the rear lot line, prior to the issuance of the residential use permit (RUP) for each lot.
- c. Landscaping equivalent to a Transitional Screen Yard I shall be provided along the Richmond Highway frontage of the Application Property as generally shown on the CDP/FDP. In the event that the dedication of necessary temporary ancillary easements along Richmond Highway reduce the area that can be utilized for landscaping between the easement and the stormwater management (SWM) facility, then the amount of

landscaping will be repositioned to the greatest extent possible to achieve the effects of screening and buffer.

- d. Landscaping equivalent to a Transitional Screen Yard 1, shall be provided between the SWM pond and the area where Lots 26 through 29 are currently located, subject to final engineering, as approved by DPWES.
- e. In order to restore a natural appearance to the SWM pond, a landscape plan shall be submitted as part of the first submission of the subdivision plan showing extensive landscaping in all possible planting areas of the pond, in keeping with the plant policies of DPWES.
- f. A 6 ft. high wooden privacy fence shall be constructed along the rear property lines of Lots 16 through 25 as currently located on the CDP/FDP.

6. RECREATION

- a. At the time of issuance of the 36th (RUP), the Applicant shall construct a tot lot in the recreation area as generally shown on the CDP/FDP for the use and enjoyment by the residents of this development. Tot lot equipment will be chosen from the following categories: swings, slides, crawl tubes, age appropriate climbing and fitness/activity apparatus.
- b. In the event the value of the improvements set forth in paragraph 6a, does not equal or exceed the sum of \$955.00 per unit as required in Article 6 of the Zoning Ordinance, then the Applicant shall contribute the difference between the value of the recreational improvements and \$955.00 per unit to the Fairfax County Park Authority for use in a nearby park.

7. ARCHITECTURE

The illustrative architectural renderings as shown on the CDP/FDP are provided to illustrate the design intent of the proposed units. The front elevations shall be generally consistent in terms of character and quality with the illustration. The specific features such as the exact location of windows, doors, shutters, number of stories, and roofline and other architectural details are subject to modification with final engineering and architectural design.

8. TREE SAVE AND PRESERVATION

- a. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standards:

Four foot high, orange plastic fence attached to 6-foot steel posts driven 18 inches into the ground, and placed no further than 6 feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on the site. Installation of tree protection fencing shall be performed under the supervision of the Project Arborist in coordination with the Urban Forester. Prior to the commencement of any clearing and grading activities on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

9. DEBRIS REMOVAL

- a. Prior to the issuance of the first RUP, the Applicant shall remove and dispose of all debris, including tires, oil drums, auto parts and appliances that have been left on the Application Property.
- b. At the time of subdivision plat submission, the Applicant shall submit a Phase I Environmental Analysis of the Application Property, and implement measures as recommended by said study.

10. ARCHAEOLOGY

Prior to clearing and grading activity, the Applicant shall perform a Phase I survey in accordance with Virginia Department of Historic Resources Guidelines, in the two locations identified by the County Archaeologist.

11. UTILITIES

Utilities shall be generally located in the least disruptive manner in coordination with the Urban Forestry Branch to minimize disturbance or removal of preserved or planted trees.

12. OTHER

A contribution of \$750.00 per unit will be made to a specific Fairfax County fund designated for schools. Two thirds of this per unit contribution will be allocated to predevelopment costs for a new secondary school serving the Lorton area, and one-third of the per unit contribution will be allocated to site preparation and construction costs for the new Lorton Station Elementary School to be built, with contribution to be made at time of issuance of each RUP.

13. ENVIRONMENTAL

- a. In order to achieve the maximum interior noise level of 45 dBA Ldn, the Applicant proffers that all residential units impacted by highway noise having levels between 65 and 70 dBA Ldn (65 dBA Ldn approximately 440 feet from centerline of Route 1; 70

dBA Ldn approximately 200 feet from centerline of Route 1) shall have the following acoustical attributes:

- Exterior walls shall have a laboratory sound transmission class (STC) of at least 39. If glazing constitutes more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - Doors and glazing shall have a laboratory STC of at least 28. If glazing constitutes more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - Adequate measures to seal and caulk between surfaces will be provided.
- b. As an alternative to the above, the Applicant may elect to have a refined acoustical analysis performed subject to approval by DPWES, in coordination with Environmental and Design Review Branch, DPWES, to verify or amend the noise levels and impact areas as set forth above, and/or to determine which units may have sufficient shielding to permit a reduction in the mitigation measures prescribed above or which may include alternative measures to mitigate interior noise impact on the site.

14. NOTIFICATIONS

All prospective purchasers will be notified in writing and within the HOA documents of the existence of the adjacent landfill and the responsibility of private street maintenance.

15. SUCCESSOR AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his or her successors and assigns.

16. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE LINES BEGIN ON FOLLOWING PAGE]

PROFFERS

RZ 2000-MV-049

**TITLE OWNER OF
TAX MAP 113-2 ((1)), Parcels 22, 26**

GENE W. HENDRIX

J:\KSI\613.32\proffers 1.22.01 ctn.doc

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS

RZ 2000-MV-049

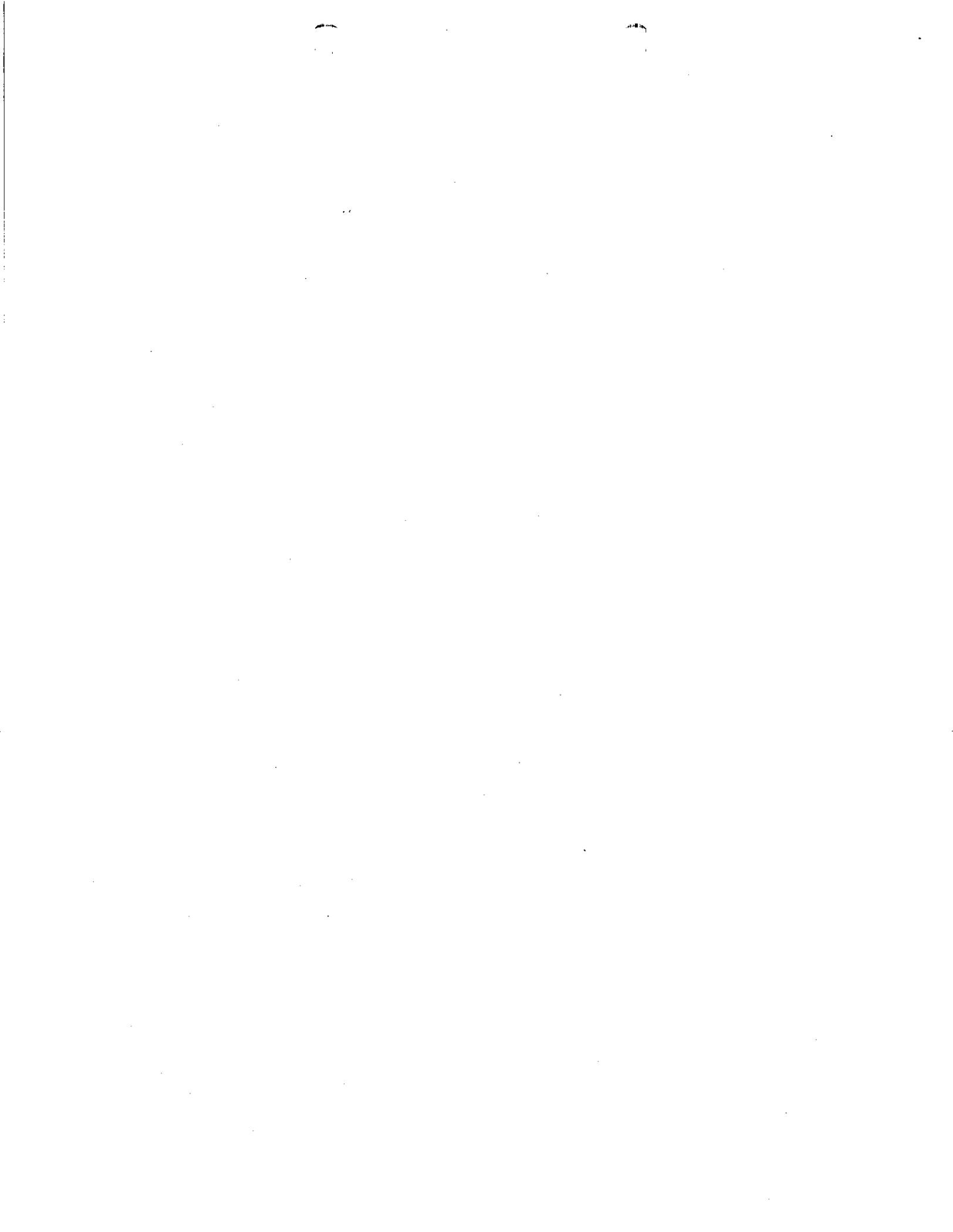
APPLICANT/CONTRACT PURCHASER:

GUNSTON RICHMOND L.L.C.

By: KSI SERVICES, INC., it's Managing Member

By: _____

Richard W. Hausler, President



PROPOSED FDP DEVELOPMENT CONDITIONS**FDP 2000-MV-049****January 23, 2001**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-MV-049 from the R-1 District to the PDH-5 District for residential development located at Tax Map 113-2 ((1)) 22 and 26, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. In order to mitigate exterior noise levels, a six (6) foot high privacy fence shall be provided in the rear yards of proposed Lots 26 through 29. This fencing would be architecturally solid with no openings and no gaps.
2. As part of the subdivision plan submission, a tree preservation plan, which is prepared by a certified arborist, shall be provided for the review and approval of the Urban Forestry Division (UFD) of the Department of Public Works and Environmental Services (DPWES). The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread, and condition rating percentage of all trees twelve (12) inches in diameter or greater located within twenty (20) feet of either side of the limits of clearing and grading reflected on the Conceptual/Final Development Plan (CDP/FDP). The condition analysis shall be prepared using methods outlined in the 9th edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching and fertilization.
3. A reforestation plan for the areas depicted on the attached exhibit shall be prepared for the review and approval of the UFD as part of the first subdivision plan submission. The reforestation plan shall contain an appropriate selection of species based on soil conditions, water availability and light levels. As necessary, soils shall be tested and treated to ensure tree and seedling survival, as approved by the UFD. The reforestation plan shall include all information required by the UFD, including but not limited to timing, methods of installation and long-term maintenance commitments to ensure establishment.

REZONING AFFIDAVIT

DATE: December 27, 2000
(enter date affidavit is notarized)

I, Keith C. Martin, Attorney/Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[XX] applicant's authorized agent listed in Par. 1(a) below 2000-1636

in Application No(s): RZ/FDP 2000-MV-049
(enter County-assigned application number(s), e.g. RZ 38-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Gunston Richmond L.L.C. and Gene W. Hendrix.

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

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

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

DATE: December 27, 2000
 (enter date affidavit is notarized)

2000-1636

for Application No(s): RZ/FDP 2000-MV-049
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in 90LD in Par. 1(a))
Bowman Consulting Group, Ltd.	14020 Thunderbolt Place Suite 300 Chantilly, VA 20151	Engineers/Agent
Kenneth L. Kidder		Agent
Schnabel Engineering Associates, Inc.	656 Quince Orchard Road Suite 700 Gaithersburg, MD 20878	Engineers/Agent
Bill Q. Khouri		Agent
Land Design, Inc.	1414 Prince St., #400 Alexandria, VA 22314	Landscape Architect/Agent
Elizabeth J. Crowley Peter R. Crowley		Agent Agent
Walsh, Colucci, Stackhouse Emrich & Lubeley, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, VA 22201	Attorneys/Planners/Agents
Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Rachel Howell (nmi) Susan K. Yantis Elizabeth D. Baker Inda E. Stagg William J. Keefe		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

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

REZONING AFFIDAVIT

DATE: December 27, 2000
(enter date affidavit is notarized)

2000 - 1636

for Application No(s): RZ/FDP 2000-MV-049
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Gunston Richmond L.L.C.
c/o KSI Services, Inc., 8081 Wolf Trap Rd., Suite 300
Vienna, VA 22182

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)
KSI Services, Inc., Managing Member
Richard W. Hausler, Member
Robert C. Kettler, Member

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

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

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

DATE: December 27, 2000
(enter date affidavit is notarized)

2000-1636

for Application No(s): RZ/FDP 2000-MV-049
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
KSI Services, Inc.
8081 Wolf Trap Rd., Suite 300
Vienna, VA 22182

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)
Robert C. Kettler
Richard W. Hausler

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Robert C. Kettler, Chairman/Director
Richard I. Knapp, Senior Vice Pres.
William H. Goodman, CFO/Secretary
Richard W. Hausler, President/Director
Susan M. Brunkow, Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

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

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

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

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

DATE: December 27, 2000
(enter date affidavit is notarized)

2000-1636

for Application No(s): RZ/FDP 2000-MV-049
(enter County-assigned application number(s))

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

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Martin D. Walsh Thomas J. Colucci
Peter K. Stackhouse Jerry K. Emrich
Michael D. Lubeley Nan E. Terpak

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)
Schnabel Engineering Associates, Inc.
656 Quince Orchard Road, Suite 700
Gaithersburg, MD 20878

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Raymond E. Martin

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

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

DATE: December 27, 2000

(enter date affidavit is notarized)

2000-1636

for Application No(s): RZ/FDP 2000-MV-049

(enter County-assigned application number(s))

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

Land Design, Inc.
1414 Prince Street, Suite 400
Alexandria, Virginia 22314

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)

Larry W. Best	Dwight E. Kiser	Raymond R. Waugh	_____
Bradley W. Davis	Edward M. Schweitzer	Dale C. Stewart	_____
Peter R. Crowley	David R. Taylor		_____
David W. Dederer	Stephen M. Jordan		_____

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.

REZONING AFFIDAVIT

DATE: December 27, 2000
(enter date affidavit is notarized)

500-1636

for Application No(s): RZ/FDP 2000-MV-049
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

None

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

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

None

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

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

DATE: December 27, 2000
(enter date affidavit is notarized)

2000-1636

for Application No(s): RZ/FDP 2000-MV-049
(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:

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

Keith C. Martin, Attorney/Agent

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

Subscribed and sworn to before me this 27th day of December 2000 in the state of Virginia.

My commission expires: 5/31/2001

James M. Smith
Notary Public

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR
 2200 CLARENDON BOULEVARD
 ARLINGTON, VIRGINIA 22201-3359
 (703) 528-4700
 FACSIMILE (703) 525-3197
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VILLAGE SQUARE
 13863 OFFICE PLACE, SUITE 201
 WOODBRIDGE, VIRGINIA 22192-4218
 (703) 690-4684
 METRO (703) 690-4647
 FACSIMILE (703) 690-2412

MANASSAS OFFICE

9324 WEST STREET, SUITE 300
 MANASSAS, VIRGINIA 20110-6196
 (703) 330-7400
 METRO (703) 803-7474
 FACSIMILE (703) 330-7430

LOUDBOHN OFFICE

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

November 21, 2000

via hand delivery

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

Re: Amended Rezoning Application RZ 2000-MV-049
 Gunston Richmond, L.L.C., (the "Applicant")
 Hendrix Property, Mount Vernon Magisterial District,
 Tax Map 113-2((1)) 22, 26 (the "Application Property")

Dear Ms. Byron:

Please accept this letter as a statement of justification for the above-referenced Application Property. The Application Property is located in the southeast quadrant of the intersections of Richmond Highway and Gunston Road in the Mount Vernon Magisterial District. Frontage is available on both Richmond Highway and Gunston Road; however, access will be obtained only from Gunston Road.

Rezoning approval is requested in order to permit the 18.141 acre Application Property to be rezoned from the R-1 District to the PDH-5 District for the development of seventy-three (73) single-family detached units at a proposed density of 4.02 dwelling units per acre. Access to the site is proposed *via* Gunston Road and private streets are proposed throughout the development. Deciduous shade trees and sidewalks are proposed along both sides of the Application Property's main private street. Off-street parking pursuant to Ordinance standards is provided throughout the development.

Thirty-seven percent (37%) open space is provided. This open space area will be primarily passive; however, active recreation will be provided on-site. Two (2) locations are proposed for stormwater management/Best Management Practices facilities adjacent to Richmond Highway and Gunston Road. Tree preservation areas are proposed in the northwestern corner of Parcel 26 and in the extreme southern corner and southwestern corner of Parcel 22. A minimum twenty (20) foot wide buffer is provided along all peripheries of the property. There are no transitional screening or barrier requirements for this proposal.

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 NOV 21 2000
 ZONING EVALUATION DIVISION

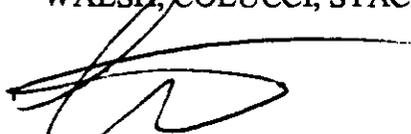
Page 2
November 21, 2000

It is submitted that this rezoning request, and the CDP/FDP, are in substantial conformance with the recommendations of the Comprehensive Plan. The Application Property is located in the Lower Potomac Planning District (Area IV), Lower Potomac Planning District, Land Unit H, Sub-Unit H-1. This portion of the Sub-Unit is planned for residential use at 5-8 dwelling units per acre, provided that certain site-specific conditions are met. These conditions state that the most intense residential development should be clustered, that provision of substantial buffering along Gunston Road and all portions of property lines adjacent to planned or existing non-residential uses be implemented, and that substantial parcel consolidation is achieved. It is submitted that this Application meets the criteria set forth in the Comprehensive Plan in that the residential development is clustered, leaving areas of buffers and open space around the periphery, most notably adjacent to Gunston Road and Richmond Highway, and that substantial parcel consolidation was achieved with the inclusion of Parcels 22 and 26.

If you have any questions or require further information in order to accept and process this Rezoning Application and schedule it for public hearing, please do not hesitate to contact me.

Very truly yours,

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



Keith C. Martin

KCM:jms

JAKSM613.32\BYRON2.doc

JAN 2 2001

FAIRFAX COUNTY, VIRGINIA

ZONING EVALUATION DIVISION

MEMORANDUM

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

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

SUBJECT: Land Use Analysis: RZ 2000-MV-049, Gunston Richmond, L.L.C.

DATE: 26 December 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and the Conception/Final Development Plan dated August, 2000. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant proposes to rezone 18.39 acres of land from the R-1 to the PDH-4 District in order to develop a cluster subdivision of 73 lots at an overall density of 3.97 du/ac. Access into the site is proposed via a private street off of Gunston Road. Approximately half of the site contains mature forest cover and many of the trees are 20 to 40 inches in diameter. An existing dwelling located in the eastern section of the site will be removed. Two stormwater management ponds are depicted along the northern lot line adjacent to Gunston Road and along the western lot line adjacent to Richmond Highway.

LOCATION AND CHARACTER OF THE AREA

The site is generally located in the southeastern quadrant of the intersection of Richmond Highway and Gunston Road and is surrounded by a variety of uses. The properties directly across Gunston Road to the north are developed with single family and townhouse units zoned PDH-8, on land planned for residential development at 5-8 du/ac. Lots 27 and 28 to the northeast are vacant parcels, zoned R-1 and planned for residential development at 5-8 du/ac, and .2-.5 du/ac, respectively. Lots 57 and 59 to the south, which are owned by Rainwater Concrete, are zoned R-1 and planned for private recreation use. Lot 76, adjacent to the southernmost tip of the site, is a vacant parcel that is zoned R-1 and planned for alternative uses. The abutting lots to the northwest are zoned C-6, developed with retail and office uses, and are planned for retail and other uses. Parcels across Richmond Highway to the west are zoned C-8 and R-1 and planned for retail and other uses.

COMPREHENSIVE PLAN CITATIONS

Plan Area: IV **Planning Sector:** Lower Potomac Planning District
Land Unit H-Sub-unit H-1

Plan Text: On page 62 of the Area IV volume of the Comprehensive Plan, as amended through June 26, 1995 under the headings "Land Use, Recommendations", the Plan states:

"Land Unit H is generally located on the east side of Route 1 between Gunston Road and Furnace Road. The area is characterized by low density residential use. A private debris landfill is located on the south side of Gunston Road and east of Route 1."

"Sub-unit H-1

Sub-unit H1 is located on the southeast corner of Gunston Road and Route 1. Neighborhood-serving retail use up to .15 FAR is planned for Parcels 113-2((1))23, 24 and 25. No further commercial expansion should be allowed. The remaining portion of the sub-unit {tax map 113-2((1))22, 26 and 27} is planned for residential use at 5-8 dwelling units per acre provided the following site-specific conditions are met:

- More intense residential development should be clustered;
- Provision of substantial buffering along Gunston Road and all portions of property lines adjacent to planned or existing non-residential uses; and
- Substantial parcel consolidation is achieved."

Plan Map: Residential, 5-8 du/ac

ANALYSIS

The development of single family detached dwellings at a density of 3.97 du/ac is below the intensity recommendations of the Comprehensive Plan. The Plan in recommending residential use at 5-8 du/ac anticipates single family attached residential units in order to cluster the development and provide the recommended substantial buffer. Development of detached units and lots could also meet the intent of the Plan for substantial buffering and clustered development if the following concerns are addressed.

Issue: Consolidation: The Plan recommends substantial consolidation of Parcels 22, 26 and Parcel 27. The application has not incorporated Parcel 27, which fronts on Gunston Road. It would be desirable to consolidate this parcel into the application. It is noted that if this lot were not consolidated, its development potential under the density guidance of the Plan would be limited to a single dwelling

Issue: Substantial buffering: A minimum setback of 20 feet is provided along the southern boundary of the site. No tree preservation is shown within this area. Wooded buffers are not provided along Richmond Highway and Gunston Road due to the location of stormwater management ponds. A 25 foot area is depicted along the northern lot lines adjacent to the commercial parcels zoned C-6. However, no

Barbara A. Byron
RZ 2000-MV-049
Page 3

tree preservation or landscaped berm is provided. The limited landscaping shown on the CDP/FDP does not meet the Plan recommendation for substantial buffering. A more substantial buffer or a fence is recommended to better separate this development from the landfill.

BGD:DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2000-MV-049)

SUBJECT: RZ 2000-MV-049; Gunston Richmond LLC
Land Identification Map: 113-2 ((1)) 22, 26

DATE: December 22, 2000

Comments by the Department of Transportation (FCDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) revised to December 15, 2000, and draft proffers dated December 15, 2000, made available to this department.

- This department recommends that a public street be constructed to access the community and that a connection to Parcel 59, currently zoned R-1, be dedicated for future construction. The applicant should also escrow funds toward the construction of this connection by others.
- Right-of-way dedication of 60 feet from the centerline of Route 1 has been proffered by the applicant. However, plans for Route 1 recommend that 62.5 feet of right-of-way be dedicated along the subject frontage. The applicant's GDP should be revised to reflect this right-of-way recommendation.

AKR/MAD

Attachment

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

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/FDP 2000-MV-049
Gunston Richmond, L.L.C.

DATE: 29 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, dated August 31, 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 subject property falls within the Lorton-South Route 1 Community Planning Sector (LP2) within the Mount Vernon Planning District.

On pages 43 of the 1991 edition of the Area IV Plan as amended through June 26, 1995, under the heading, " Major Objectives, Environment Quality," the Plan states:

"Environmental Quality

Protect the environmental resources and assets of the Lorton-South Route 1 area:

- Discourage development on steep slopes (greater than 15 percent), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential...
- Identify and protect areas of significant vegetation and wildlife habitat and migratory corridors;
- Consider noise and air quality impacts in the assignment of land use to abutting or neighboring parcels and in consideration of traffic to be generated by such use;
- Identify possible current hazardous waste disposal and hazardous substance storage sites and plan for their removal or most appropriate eventual use;

- Recommend that environmental assessment be required for all new development;
- Minimize impacts of proposed new development on important ground water resources, especially in areas dependent on wells for water supply...

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 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 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 pages 88 to 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Noise", the Comprehensive Plan states:

" . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are 65 dBA L_{dn} for outdoor activity areas; 50 dBA L_{dn} for office environments; and 45 dBA L_{dn} for residences, schools, theaters and other noise sensitive uses.

Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

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

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of 45 dBA L_{dn} , or to noise in excess of 65 dBA L_{dn} in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between 65 and 75 dBA L_{dn} will require mitigation..."

On page 90 of the 1990 Policy Plan under the heading "Environmental Hazards", the Comprehensive Plan states:

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

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

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

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 11: 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 ...”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land 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 Best Management Practices

Issue:

The subject property is an 18.39 acre site that falls within on the edge of the Pohick Creek watershed and the Mill Branch watershed. A ridge characterized by slopes in excess of 35% traverses the site in a crescent, proceeding from Gunston Road on the north, bisecting the site into two unequal parts. Consequently, the development plan depicts a large stormwater management pond in the northern portion of the site adjacent to Gunston Road to serve the northeastern segment. In addition, a long narrow pond is depicted adjacent to Richmond Highway to serve the large southern portion of the site. Marine Clay exists where both the stormwater facilities are planned. The entire site is densely vegetated with mature deciduous tree cover.

Resolution:

Marine Clay may inhibit the efficiency of the proposed stormwater facilities. The applicant is encouraged to work with DPWES to determine the most suitable type of stormwater management BMPs for the development. The applicant is encouraged to explore the use of innovative best management practices in an effort to disperse the stormwater BMPs throughout the property. Marine Clay may necessitate soil removal to ensure the efficiency of stormwater best management practices. Thus, bioretention may be a reasonable alternative if onsite soils are replaced.

Soil Constraints/Dramatic Topography

Issue:

The Soil Survey for Fairfax County indicates that Marine Clay (118) characterizes more than half the subject property. The ridge, which bisects the property is characterized by soil types known for unstable slopes - Lunt (49B2) and Silty Clayey Sediments (64D2). Given the constraints posed by the soils, it is necessary for the development plan to conflict with the Comprehensive Plan's directive to "...Discourage development on steep slopes (greater than 15 percent), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential..."

Resolution:

The applicant has submitted a report, which documents the need to remove a large amount of marine clay from this site. This will result in a complete reconfiguration of the property with the loss of most of the site's vegetation. Given the Plan's guidance permitting a development of some intensity on this property, and the lack of any EQC on site, reconfiguration of the site as proposed by the applicant conforms to the intent of the Plan.

Highway Noise

Issue:

A highway noise analysis was performed for Richmond Highway (Route 1). The analysis produced the following noise contour projections (note DNL dBA is equivalent to dBA L_{dn}):

65 dBA L_{dn}	440 feet from centerline
70 dBA L_{dn}	200 feet from centerline

That portion of the site, which is adjacent to Richmond Highway, may be adversely affected by highway noise. Proposed structures to be built on lots 18-38 and lots 64 -71 will fall within the 65-70 dBA L_{dn} impact area.

Resolution:

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential structure that will be located within four hundred forty feet of the centerline of Richmond Highway should be constructed with building materials that are sufficient to provide this level of acoustical mitigation. Guidelines for interior mitigation within the 65-70 dBA L_{dn} impact area are attached.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet

above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may substitute rear yard privacy fencing for the noise barrier as long such fencing will meet the above guidelines.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated through an independent noise study for review and approval by the Department of Public Works and Environmental Services (DPW& ES), that these methods will be effective in reducing exterior noise levels to 65 dBA L_{dn} or less and interior noise levels to 45 dBA L_{dn} or less.

Tree Preservation

Issue:

For reasons stated above, little tree preservation can be accomplished by this development. The applicant should work with the County Arborist to protect trees where possible along the periphery of the site.

TRAILS PLAN:

The Trails Plan Map depicts a bicycle trail along the west side of Richmond Highway and a pedestrian trail along the north side of Gunston Road. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements apply to the subject property.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: December 5, 2000

FROM: Jessica G. Strother, Urban Forester 
Urban Forestry Division, OSDS

SUBJECT: East Hill at Lorton Station (Gunston, Richmond, LLC) RZ/FDP 2000-MV-049

RE: Follow-up formal comments from DPZ request in October 2000

This review is based on the Conceptual/Final Development Plan stamped as received by the Department of Planning and Zoning on November 22, 2000, and a site visit on October 10, 2000. Draft proffers dated November 22, 2000, were included. Preliminary comments were forwarded to you on October 26, 2000, and were based on the CDP/FDP stamped as received by DPZ on September 13, 2000.

Site Description: The East Hill at Lorton Station property is a mostly forested tract that is 18.4 acres in size. The northern third of the property, adjacent to Gunston Road, contains some steep slopes and a gravel road that leads to an existing residential property. This portion of the property contains a sub-climax upland hardwood forest that consists of yellow poplar, beech, and a variety of oak species. A number of larger diameter trees, some of which are 27 to 37 inches in diameter, are found in this portion of the site and are becoming relatively uncommon in the Mount Vernon District. The central and southern third of the property which extends from the residential property, outbuildings, and yard area to the western property line and to the southern property line, is a combination of mostly level terrain, but also includes steep and gentle slopes. With the exception of the area around the residential property and the outbuildings, this portion of the site is completely forested and contains a variety of early to sub-climax upland forest species such as red maple, sweet gum, oak species, and Virginia pine.

1. **Comment:** The Existing Vegetation Map is mostly accurate, but needs some revision. The vegetation described under cover type "B" is not detailed enough. Portions of this area contain quality upland hardwood trees such as sizeable chestnut and white oak. The successional stage of forest cover varies from early-successional to sub-climax. Additionally, an explanation regarding the status of existing firewood piles and equipment storage has not been included.

Recommendation: Provide a revised EVM that includes a more detailed statement regarding the vegetation for cover type "B" and a more thorough statement regarding the variety of human impacts such as stockpiling of firewood piles and equipment storage within and adjacent to the cover type "B" area.

2. **Comment:** The CDP/FDP does not adequately preserve several of the forested steep slopes on the property, which generally contain high quality forest cover and some large diameter trees. The Comprehensive Plan, Environmental Quality Section for the LP2 Lorton-South Route 1 Community Planning Sector states, "Protect the environmental resources and assets of the Lorton-South Route 1 area, bullet 1: Discourage development on steep slopes (greater than 15%), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential." Additionally, the Comprehensive Plan for this section of the County (Land Unit H, Sub-unit H1) bullet 2: states, ".....the following site-specific conditions are to be met: Provision of substantial buffering along Gunston Road and all portions of property lines adjacent to planned or existing non-residential uses...."

Recommendation: The CDP/FDP should be revised to adequately preserve more of the steep slope areas in the northern third of the site, to provide additional tree preservation in areas of high quality forest cover throughout the site, and to provide a tree preservation area adjacent to Gunston Road. The overall design of the site should be shifted to the south as much as possible and into the portions of the site that do not contain more mature and sizeable forest cover. Tree preservation efforts should be concentrated around the following:

- Enlarge the size of the open space area in the northwest portion of the site to include a much larger area of the steep slopes in the vicinity of lots 67 through 70, the area to the north, and including the area of lots 54 through 58, and the area to the west of lots 51 through 53.
- Preserve portions of the steep slope to the north and east of the existing residence on the property, in the vicinity and inclusive of lots 2 through 11, in order to preserve an excellent stand of mature forest cover and sizeable trees in this area.
- Preserve a 50 foot buffer of trees adjacent to Gunston Road and outside of all proposed or anticipated right-of-way dedication areas and frontage improvements.

The limits of clearing and grading should be revised to reflect the changes recommended above.

3. **Comment:** A 50-inch diameter white oak is located in the vicinity of lots 3 and 4 and a 55-inch diameter, two-lead chestnut oak in the vicinity of lot 69, should be evaluated and preserved if possible.

Recommendation: The 50-inch diameter white oak and the 55-inch diameter, two-lead chestnut oak in the vicinity of lots 3 and 4 and lot 68, respectively, should be evaluated at this time and, where appropriate, be shown to be preserved and accurately located on the CDP/FDP. The limits of clearing and grading should be revised to reflect the probable preservation of these two trees.

4. **Comment:** The open space area in the southern portion of the site, and the Recreation Area in the eastern portion of the site are shown on the CDP/FDP to be cleared. These areas contain forest cover and other vegetation that should be preserved.

Recommendation: Revise the CDP/FDP to reflect the limits of clearing and grading located to preserve some of the vegetation and forest cover in both of these areas.

5. **Comment:** The steep slope and open space areas are worthy of special protection beyond the designation of "open space."

Recommendation: Designate the steep slope and open space areas as conservation easements.

6. **Comment:** The planted buffer of trees along Richmond Highway should be more substantial in order to mitigate noise and headlight glare from the highway traffic. The Comprehensive Plan, Major Objectives/Land Use for the LP2, Lorton-South Route 1 Community Planning Sector, bullet 1 states: "Buffer residential areas from abutting and otherwise intrusive, adjacent, non-residential uses that have odor, noise, and visual impacts...." Additionally, a buffer of trees should be provided adjacent to the 50-foot ingress and egress easement in order to buffer the subject property from the Rainwater landfill on the opposite side of the ingress and egress easement.

Recommendation: Revise the CDP/FDP to provide a buffer of trees 25 feet in width along Richmond Highway and include a mix of evergreen shrubs, medium evergreen trees, and large shade trees. The buffer adjacent to the ingress and egress easement should be planted to be the equivalent of transitional screening I as described in Article 13 of the Zoning Ordinance.

7. **Comment:** A 50-foot buffer of preserved trees is recommended along Gunston Road, instead of the proposed landscaped buffer. Additionally, there are over-head utilities along the frontage of the site that will conflict with planted or preserved trees

Recommendation: Obtain a commitment from the Applicant to have the utility lines located in such a way that they do not conflict with preserved or planted trees, and do not require the removal of forest cover along the frontage of the site.

8. **Comment:** The Board of Supervisors recently adopted a new policy regarding tree planting in and around stormwater management ponds that if, implemented on this site, would enhance the aesthetics and water quality benefits of the proposed ponds. The landscaping to the north of the pond adjacent to Gunston Road may interfere with the dam for the pond. It is noted that tree preservation is recommended in this area in lieu of landscaping.

Recommendation: Obtain a commitment from the Applicant to submit a landscape plan as part of the first submission of the subdivision plan that shows additional landscaping in appropriate planting areas of the two ponds, in keeping with the planting policies of DPWES.

9. **Comment:** When the site is redesigned to allow for adequate preservation of forest cover, the Applicant should provide a commitment to preservation through the provision of a tree survey and tree preservation plan.

Recommendation: After the site has been redesigned to include tree preservation, obtain a commitment to provide a tree preservation plan at the time of the first site plan or subdivision plan submission, whichever comes first. Additionally, the two large oak trees referenced in comment 3 should be evaluated for their preservation potential at this time, and if applicable, accurately located and shown to be preserved on the CDP/FDP. Suggested proffer language is noted below.

Comments on the Draft Proffers Dated November 22, 2000, (Order of Priority)

1. **Proffer 8** – The entire draft proffer is recommended to be deleted in lieu of the following:
- a. “The Applicant shall contract a certified arborist to prepare a tree preservation plan to be submitted as part of the subdivision plan submission. The plan shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread, and condition

rating percent of all trees 12 inches in diameter or greater within 15 feet of either side of the limits of clearing and grading on the steep slope area. The survey shall focus on the limits of clearing and grading reflected on the CDP/FDP and includes the area in the vicinity of lots 67 through 70 and the area to the north and inclusive of lots 54 through 58. The condition analysis shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching, and fertilization.”

- b. “All trees shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard:

- Four foot high 14-gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on the site. All tree preservation activities including the installation of tree protection fencing shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on site, the Project Arborist shall verify in writing that the tree protection fence has been properly installed.”

2. **Proffer 5** - Amend as follows:plant landscaping.....in conformance with that shown on the CDP/FDP landscaping plan. The plan shall be reviewed and approved by the Urban Forestry Division, subject to final engineering and placement of utilities as approved by DPWES.

Additionally, add this portion to proffer 5: (5a): In order to restore a natural appearance to both of the proposed stormwater management ponds, the submitted landscape plan shall show extensive landscaping in all possible planting areas of the pond, in keeping with the planting policies of DPWES.

JGS/
UFDID# 01-1012

cc: Mary Anne Welton, Environmental Planner, E&DRB, DPZ
Denise James, Land Use Planner, E&DRB, DPZ

MEMORANDUM

TO: Staff Coordinator DATE: December 6, 2000
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2000-MV-049
 Tax Map No. 113-2- /01/ /0022, 0026

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

1. The application property is located in the POHICK CREEK (N1) watershed. It would be sewerred into the Woman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or the Board of Supervisors nas established priority reservations. 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 line located in Cranford Farm Circle and approx. 400 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.

Sewer Network	Existing Use + Application		Existing Use + Application Previous Rezoning		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X			X		X
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information or comments: DEVELOPER SHOULD PROFFER TO REPLACE ANY SEWER LINE THAT BECOMES INADEQUATE DUE TO THEIR DEVELOPMENT.

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

September 28, 2000

MEMORANDUM

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

OCT 2 2000

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

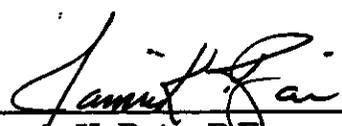
ZONING EVALUATION DIVISION

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-MV-049
 FDP 00-MV-049

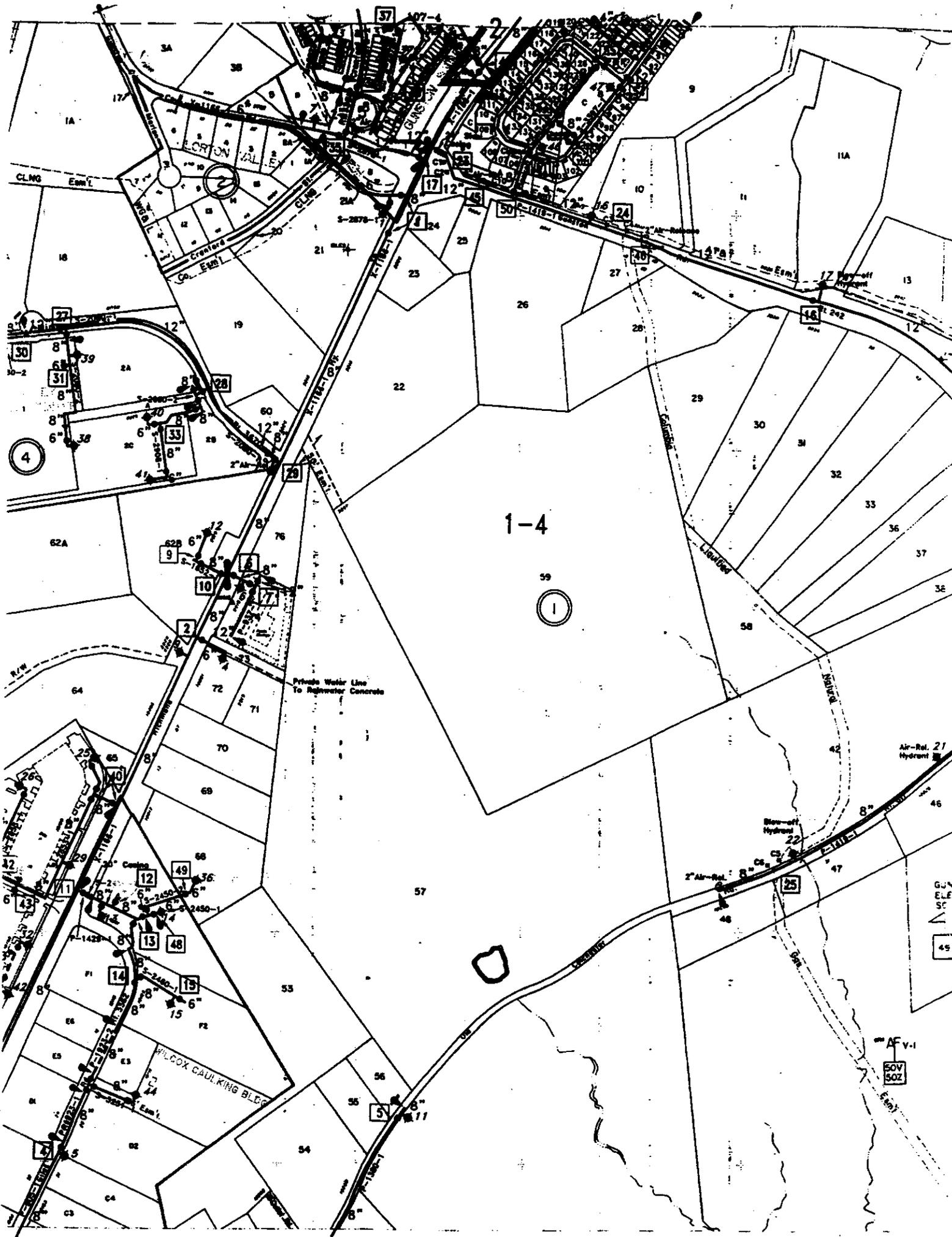
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 8 & 12 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



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

Attachment



1-4

1

Private Water Line
To Reinwater Concrete

Air-Rel. 27
Hydrant

Stop-off
Hydrant

AF V-1
50V
50Z

LORTON VALLEY

GUNPOWDER

WILCOX CAULKING BLDG

CLNG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

October 2, 2000

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-MV-049 and Final Development Plan FDP 2000-MV-049.

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

Date: 1/3/01

Case # RZ-00-MV-049

Map: 113-2

PU 1487

Acreage: 18.39

Rezoning

From :R-1 To: PDH-4

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
Gunston 1348	K-6	544	586	608	-64	642	.98
Hayfield 1181	7-8	1100	1224	1304	-204	1585	-485
Hayfield 1180	9-12	2125	2119	2124	1	2497	-372

- 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	73	X.4	29	SF	18	X.4	7	22	29
7-8	SF	73	X.069	5	SF	18	X.069	1	4	5
9-12	SF	73	X.159	12	SF	18	X.159	3	9	12

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

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

Comments

Enrollment in the schools listed (Gunston Elementary, Hayfield Middle, Hayfield 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

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

DATE: January 3, 2001

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Gunston Richmond L.L.C.

Application Number: RZ/FDP2000-MV-049

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

Date Received in SWPD: 9/28/00

Date Due Back to DPZ: 10/20/00

Site Information: Location - 113-01-00-0022, -0026
 Area of Site - 18.39 acres
 Rezone from - R-1 to PDH-4
 Watershed/Segment - Pohick Creek and Mill Branch

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 complaints, on file with PSB, concerning yard flooding and road flooding approximately 1000 feet to 2000 feet downstream of this proposed development.**
- **Master Drainage Plan, proposed projects, (SWPD): Road crossing improvement projects MB411 and MB421 are located approximately 1000 and 3000 feet downstream of site respectively. Channel restoration and stabilization projects PC201 and MB211 are located approximately 1500 feet and 2000 feet downstream of site respectively.**
- **Ongoing County Drainage Projects (SWPD): None.**
- **Other Drainage Information (SWPD): None.**

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: Gunston Richmond L.L.C. / RZ/FDP2000-MV-049

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

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

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: Applicant has shown a substandard right turn lane. The minimum, a 200 foot right turn lane with a 100 foot taper, will be required.

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

SRS/rzfdp2000mv049

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


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

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

DATE: January 18, 2001

SUBJECT: RZ/FDP 2000-MV-049, East Hill
Loc: 113-2((1)) 22, 26

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

1. Based on the Zoning Ordinance Sections 6-110 and Section 16-404, the proportional cost to develop outdoor recreational facilities for the population attracted to this new Planned Development Housing (PDH) site is estimated to be \$69,715. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH unit times the 73 non-ADU (affordable dwelling unit) residences proposed in this development.
2. The applicant is proposing to provide recreational facilities for this project, offsite, at Lorton Station. Lorton Station is located several miles away, on the opposite side of Richmond Highway. Staff is concerned that these offsite facilities will not conveniently serve the citizen recreational needs for the proposed project. Proffer 6c. states that this property will be made part of the Lorton Station HOA and will have access to the recreational facilities at Lorton Station. Proffer 6c. means that the applicant will receive credit toward the \$955 recreational contribution for any facilities built at Lorton Station or the subject property.

The intent of Section 6-110.2.A is to provide on-site recreational facilities. Section 6-110.2.B states that the Board may approve the provision of the facilities on land which is not part of the subject PDH District development. Section 16-404.2 states that "at the time of rezoning, the Board may approve the provision of recreational facilities off-site on land in proximity to the proposed development..." The ordinance requires the applicant to meet several conditions for the Board to approve offsite facilities.
(Attachment #1)

**RZ/FDP 2000-MV-049, East Hill
January 18, 2001
Page 2**

The Park Authority staff cannot recommend that the provision of off-site facilities be permitted for this project without the required documentation as specified under Zoning Ordinance Section 16-404.2A-C.

If you have any questions, do not hesitate to contact Karen Lanham at (703) 324-8725.

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

FAIRFAX COUNTY ZONING ORDINANCE

recreational facilities, the construction escrow with interest shall be paid to the developer.

Approved recreational facilities of \$50,000 or less shall be constructed or have an executed security package prior to site plan or final subdivision plat approval of the final section.

2. At the time of zoning, the Board may approve the provision of recreational facilities off-site on land in proximity to the proposed development, which land is titled to or is to be dedicated to the County, the Fairfax County Park Authority or on land under the control of an adjacent homeowners' association. The applicant shall submit a written justification for such off-site location and evidence that the future residents of the development shall have the right to use the recreational facilities at such off-site location. The Board may approve such a request upon a determination that it would be infeasible or impractical to provide the required recreational facilities on-site or that the off-site location would better serve the residents of the development.

At the designated off-site location, the applicant, upon Board approval, may either design and construct the recreational facilities or make a cash contribution to the County, the Fairfax County Park Authority or the homeowners' association, which shall be in accordance with the approved per dwelling unit expenditure. Additionally, the following shall apply:

- A. If the requirement for the proposed development is to be satisfied off-site on land owned by an adjacent homeowners' association, then a document, subject to County Attorney review and approval, which grants the right of future residents of the proposed development to use such off-site facilities shall be recorded among the Fairfax County land records prior to final subdivision plat approval or site plan approval, as applicable.
- B. If the recreational facilities are to be constructed off-site, the applicant shall submit documentation, which shall be subject to County Attorney review and approval, that there will be the right to construct the facilities at the selected off-site location and that the future residents of the proposed development shall have the right to use such facilities. The timing of such off-site construction shall be proposed by the applicant and approved by the Board at the time of zoning approval.
- C. If a cash contribution is to be made, it shall be in accordance with the following:
 - (1) The cash contribution equivalent to the approved per dwelling unit expenditure shall be made to either the County, the Fairfax County Park Authority or to an adjacent homeowners' association, as applicable, for the expressed purpose of providing additional recreational facilities, and/or renovating or increasing the user capacity of existing facilities. At the time of zoning, the applicant shall have established that the County, the Fairfax County Park Authority or homeowners' association, as applicable, has agreed to and has the right to receive such a cash contribution and, if the cash contribution is to be made to an adjacent homeowners' association, the proposed use of the cash contribution shall be specified.

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

OCT 19 2000

MEMORANDUM

ZONING EVALUATION DIVISION

DATE: October 13, 000

TO: Barbara Byron, Director
ZED/OCP

FROM: Donald M. Sweig, Ph.D.
Heritage Resources Specialist -III
Resource Management Division
Fairfax County Park Authority



REFERENCE: RZ/FDP 2000-MV-049

APPLICANT/PROPERTY NAME: Gunston Richmond, LLC

RECOMMENDATION: Prior to any land disturbing activity, applicant should conduct a Phase-I archaeological survey, and if warranted by the phase-I, should also conduct a Phase-II, and Phase-III archaeological survey.

RATIONALE: Applicant property has potential for Colonial Period historic archaeological resources. For more information, please contact Mike Johnson, 703-237-4881.

cc: M. Johnson
B. Naef

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

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district,

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

