



FAIRFAX COUNTY

APPLICATION FILED: December 4, 2000
PLANNING COMMISSION: May 30, 2001
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

May 16, 2001

STAFF REPORT

RZ/FDP 2000-PR-064

PROVIDENCE DISTRICT

APPLICANT:	S & R Developers, Inc.
PRESENT ZONING:	R-1
REQUESTED ZONING:	PDH-2
PARCEL(S):	48-1 ((1)) 70
ACREAGE:	1.98 Acres
DENSITY:	1.51 du/acre
OPEN SPACE:	40%
PLAN MAP:	Residential, 2-3 du/acre
PROPOSAL:	Rezone to permit development of three (3) single-family detached dwellings and variance of minimum district size

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-PR-064, subject to the execution of proffers consistent with those set forth in Appendix 1 of the Staff Report.

Staff recommends approval of FDP 2000-PR-064, subject to the Board's approval of RZ 2000-PR-064 and the Conceptual Development Plan and the development conditions set forth in Appendix 2 of the Staff Report.

Staff recommends approval of a variance of minimum district size.

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

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

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



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

REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 2000-PR-064

FDP 2000-PR-064

FILED 12/04/00

S & R DEVELOPERS INC

TO REZONE: 1.98 ACRES OF LAND; DISTRICT - PROVIDENCE
DISTRICT

LOCATED: WEST OF NOTTOWAY PARK, EAST OF SUTTON ROAD,
SOUTHEAST QUADRANT OF THE INTERSECTION
OF COURTHOUSE ROAD AND SUTT

ZONING: R-1

TO: POH-2

OVERLAY DISTRICT(S):

MAP REF 048-1- /01/ /0070-

FILED 12/04/00

S & R DEVELOPERS INC

FINAL DEVELOPMENT PLAN

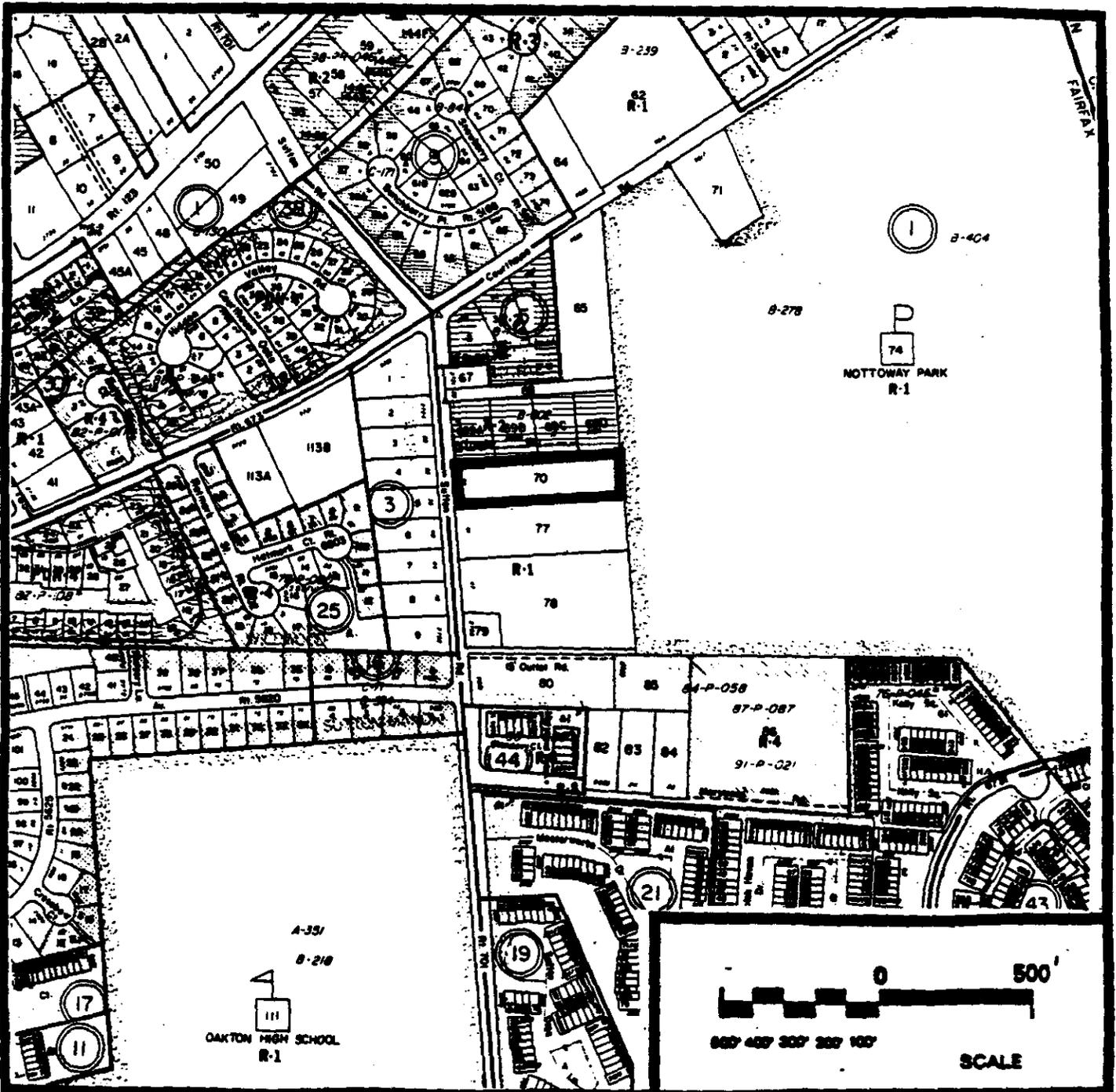
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 1.98 ACRES OF LAND; DISTRICT - PROVIDENCE

LOCATED: WEST OF NOTTOWAY PARK, EAST OF SUTTON ROAD,
SOUTHEAST QUADRANT OF THE INTERSECTION
OF COURTHOUSE ROAD AND SUTT

ZONING: PDH-2

OVERLAY DISTRICT(S):

MAP REF 048-1- /01/ /0070-



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

DESCRIPTION OF THE APPLICATION

Proposal: The applicant requests approval to rezone a total of 1.98 acres from the R-1 (Residential-One Dwelling Unit per Acre) District to the PDH-2 (Planned Development Housing-2 Dwelling Units per Acre) District in order to develop a total of three (3) single-family detached dwelling units at a density of 1.51 dwelling units per acre. A variance of the minimum district size is also requested. A minimum of 40%, or 34,850 square feet, of open space is provided which includes tree save areas which are located on the northern and eastern sides of the site.

Location: The subject property consists of one (1) parcel of land located on the east side of Sutton Road and west of Nottoway Park. Single-family detached dwellings are located to the north, south, and west of the site.

Waivers/ Modifications: Waiver of on-site stormwater detention

The applicant is also requesting approval of a combined Conceptual/Final Development Plan (CDP/FDP). Conceptual and Final Development Plans must comply with the Zoning Ordinance standards found in Section 16-101, General Standards, and Section 16-102, Design Standards, among others. A copy of these applicable standards can be found in Appendix 5 of this report.

LOCATION AND CHARACTER

Site Description:

The site is developed with a single-family dwelling and shed which are proposed to be removed. The rear half of the site contains numerous trees, some of which are proposed to be preserved.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family detached	R-2	2-3 du/acre
South	Single-family detached	R-1	2-3 du/acre
West	Single-family detached	R-1	2-3 du/acre
East	Nottoway Park	R-1	Public Park

BACKGROUND**Site History:**

The 1.98 acre application site is developed with an older single-family dwelling. There have not been previous rezoning applications filed on the property. The four (4) single-family dwellings located directly to the north were developed pursuant to the Board's approval of rezoning B-602 on January 31, 1968, which rezoned 2.5 acres from the RE-1 District to the RE-0.5 District. Subsequently, with adoption of the current Zoning Ordinance, the zoning district was amended to R-2.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area II

Planning Sector: Nutley Community Planning Sector (V5) in the Vienna Planning District

Plan Map: Residential, 2-3 du/acre with an option for 4-5 du/acre with full consolidation and a single access to Sutton Road

Plan Text: Plan Text: Page 387 in the 1991 Area II Plan, as amended through June 26, 1995, the Comprehensive Plan states:

"3. The parcels bounded by Sutton Road, Courthouse Road, Nottoway Park, and Land Unit F of the Vienna Transit Station Area are planned for residential use at 2-3 dwelling units per acre. As an option, development for residential use at 4-5 dwelling units per acre may be appropriate if the parcels are fully consolidated and there is a single access point to Sutton Road."

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

Title of CDP/FDP: Sutton Road Property

Prepared By: Christopher Consultants Associates, Inc.

Plan Date: Revised to May 8, 2001

Description of CDP/FDP

The combined CDP/FDP consists of four (4) sheets. Reductions of the sheets are contained at the front of the report.

Sheet 1 is the cover sheet with a vicinity map, soils map, site tabulations and notes. Information from this sheet is summarized as follows:

- 3 single-family detached dwellings
- density of 1.51 dwelling units per acre (du/ac)
- variance of minimum 2 acre district size is requested
- maximum building height of 35 feet
- minimum of 40% open space to be provided for BMP credit
- 6 parking spaces required. Minimum of 12 provided with 2 spaces per garage and 2 spaces per driveway.
- Minimum yards provided: 20 foot front yards, 10 foot side yards, and 20 foot rear yards.
- Note 8 states that "A waiver of the stormwater management requirements will be requested for the site. BMP requirements will be met through the preservation of open space. Adequate outfall will be provided by the roadside ditch along Sutton Road and overland sheet flow to existing storm sewer in Nottoway Park."
- Note 23 states that "Notwithstanding the improvements and tabulations shown on this plan, the applicant reserves the right to make minor modifications to the final design concepts, to comply with new criteria and regulations which may be adopted by Fairfax County subsequent to the submission of this application, provided that such modifications are consistent with the approved CDP/FDP."
- Note 24 states that "Building footprints shown hereon are for informational purposes only and will be modified with final engineering and architectural design. It should be understood that final building locations and footprints will adhere to the minimum building setbacks along peripheral lot lines and limits of clearing and grading as shown hereon. No walkout basements will be provided."

Sheet 2 is labeled the "Conceptual/Final development plan" and contains the layout of the proposed development which is described as follows:

- 3 single-family detached dwellings accessed via a private street connection from Sutton Road. The applicant's draft proffers state that all private streets shall be constructed pursuant to PFM section standards as to the thickness for public subdivision streets.
- lot sizes are 12,700 square feet (Lot 1) and 9,400 square feet (Lots 2 and 3).
- proposed water and sewer lines are located under the private street

- Parcel A containing 33,800 square feet and located in the north-central and eastern parts of the site and Parcel C containing 1,050 square feet and located in the southwestern portion of the site are open space areas with tree preservation. A conservation easement is proposed to be recorded over Parcel A for BMP credit. Parcel B is the private street and contains 15,000 square feet.
- Building envelopes depicted on the lots indicate a minimum 30 feet between dwelling units. In addition, minimum yards of 42.5 feet are provided on the north sides of Lots 2 and 3. A minimum yard of 32.5 feet is provided on the north side of Lot 1 which has frontage on Sutton Road. The applicant has proffered that the unit constructed on Lot 1 will face Sutton Road and have the same facade material on the sides as on the front. The proffers also state that the dwelling built on Lot 1 shall not have direct access to Sutton Road.

Sheet 3 contains the landscape plan and existing vegetation map. The applicant proposes to plant medium evergreen trees along the southern site boundary and along most of the northern side of Lot 1. Four (4) large deciduous trees are proposed to be located along the private street in front of the proposed lots.

- Limits of clearing and grading are located along the outer boundaries of Parcel A which is labeled as a "proposed conservation easement and resource management area".
- Limits of clearing and grading have been relocated in accordance with the Urban Forestry Division in order to protect a 48 inch Red Maple tree located along the common property line with Lot 1 to the north.

Sheet 4 contains front building elevations for two different houses constructed with either an all brick front or siding with brick to grade. In addition, a copy of a letter from DPWES is attached which indicates that, based on a preliminary review, it appears that the waiver of stormwater detention may be approved. The applicant had previously requested a waiver of BMP requirements but now proposes to meet BMP requirements through the preservation of open space.

Transportation Analysis (See Appendix 7)

As noted in the Transportation Impact Analysis contained in Appendix 7, with the dedication of 45 feet of right-of-way measured from the centerline of Sutton Road which is shown on the CDP/FDP, there are no transportation issues associated with this application.

Environmental Analysis (Appendix 8)

Issue: Water Quality

Recent amendments to the Policy Plan call for new developments to employ low impact site design techniques to reduce stormwater volumes and peak flows and to increase groundwater recharge where practicable. The applicant has requested a

waiver of stormwater management which could be consistent with Plan policies if the applicant commits to use low impact design techniques as recommended in the Plan. The applicant should implement low-impact site design techniques, if approved by DPWES, to detain stormwater on site while maximizing groundwater recharge. The use of rain-gardens on individual lots and open ditch sections along Sutton Road and the internal private street are recommended.

Resolution:

The applicant's most recent development plan now proposes to meet BMP requirements through preservation of open space. The open ditch along Sutton Road is proposed to handle some of the runoff from the site. A conservation easement is proposed to be recorded over the wooded area (Parcel A) in the eastern and northeastern portions of the site which will provide water quality improvements and slow runoff to allow greater infiltration and groundwater recharge. No raingardens are proposed at this time. DPWES has given a preliminary response to the applicant's requested stormwater detention waiver which indicates that approval is likely; however, a final decision will not be made until after the Board has acted on the rezoning application. If a waiver of stormwater management is not approved, the applicant will be required to seek approval of a Proffered Condition Amendment (PCA).

Issue: Tree Preservation

The eastern portion of the site contains a number of mature yellow poplar trees which are proposed to be saved and will provide a high quality preservation area. There may be additional opportunities for tree save elsewhere on the site. The easternmost limits of clearing and grading should be tightly controlled to preserve as many trees as possible. The Urban Forester should be consulted regarding appropriate tree preservation measures during site development.

Resolution:

The application was referred to the Urban Forestry Division. The Memo from Urban Forestry, dated February 2, 2001, is attached at the back of the Environmental Analysis. The Memo recommended that the applicant relocate the limits of clearing and grading along the northern property line to minimize impacts to the 48 inch Red Maple which is located off-site adjacent to the northwestern corner of the site. The applicant has made this revision. A proffer which commits to submit a tree preservation plan, prepared by a certified arborist, with the first submission of the subdivision plan had not been submitted when the Memo was written but the proffer has now been revised to include appropriate commitments; therefore, this issue has now been addressed.

In summary, environmental issues have been addressed.

Public Facilities Analysis (Appendices 9-14)**Water Service Analysis (Appendix 9)**

The Fairfax County Water Authority Memo indicates that adequate water service is available at the site.

Sanitary Sewer Analysis (Appendix 10)

The application property is located in the Accotink Creek (M-2) Watershed. It will be sewered into the Norman M. Cole, Jr. Treatment Plant. Currently, adequate sewer service exists; however, availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site. There are no Sanitary Sewer issues related to this application.

Fire and Rescue Analysis (Appendix 11)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #34, Oakton. The site currently meets fire protection guidelines.

Schools Analysis (Appendix 12)

According to the Memo from Fairfax County Schools Facilities Planning, enrollment in Jackson Middle School and Oakton High School are currently at or above capacity. Enrollment in Mosby Woods Elementary School is currently projected to be below capacity. The proposed rezoning will add 1 elementary school student.

Utilities Planning and Design Analysis (Appendix 13)

The application property is located within the Hunter segment of the Accotink Creek Watershed. There are no Utilities Planning and Design issues associated with this request.

Park Authority Analysis (Appendix 14)

The Park Authority Memo, dated March 13, 2001, requests the applicant to permit the option for dedication of Parcel A to the Fairfax County Park Authority. Parcel A is proposed to be undisturbed open space protected by a conservation easement to provide BMPs for the site and will remain part of the development. The Park Authority Memo also requests a contribution of \$2,865.00 to develop and maintain recreational facilities at Nottoway Park which equates to \$955.00 per unit. The applicant has proffered to contribute nine-hundred-fifty-five (\$955) dollars per unit, to the Fairfax County Park Authority for development or maintenance of recreation facilities in Nottoway Park which addresses the issue.

Land Use Analysis (See Appendix 6)

The applicant proposes to develop the site at a density of 1.51 dwelling units per acre which is below the planned density range of 2-3 du/acre. There are no land use or density issues associated with this application.

It was recommended that the access to the proposed lots be designed so it can be shared with the property to the north; however, the applicant was not able to obtain agreement from all of the property owners to the north for such a shared access. While the units in the proposed development will not face those to the north with a combined access, an open space strip with tree save and landscaping is provided between the two developments to provide a buffer. The proposed density is below the Plan recommended density which will make the development more compatible with the lots to the north which are larger but planned for the same use and density.

Residential Density Criteria

The proposed development is at a density below the Plan density range; therefore, the applicant does not need to justify the proposed density by addressing the Residential Density Criteria.

ZONING ORDINANCE PROVISIONS (See Appendix 5)

The following table illustrates how the proposed development conforms with the bulk standards of the PDH-2 District

Bulk Standards (PDH-2)		
Standard	Required	Provided
District Size	2 Acres	1.98 Acres*
Minimum Lot Area	No Minimum	9,400 Sq. Ft.
Lot Width	N/A	N/A
Front Yard	No Minimum	20 Ft.
Side Yard	N/A	10 Ft.
Rear Yard	N/A	20 Ft.
Open Space	20%	40%

As the above chart indicates, the application meets all of the applicable regulations for the PDH-2 District with the exception of minimum district size for which the applicant has requested a variance, pursuant to Par. 8 of Sect. 16-401 of the Ordinance which states that "In approving a conceptual development plan, the Board may authorize a variance in the strict application of specific zoning district regulations whenever:

- A. Such strict application would inhibit or frustrate the purpose and intent for establishing such a zoning district; and
- B. Such variance would promote and comply with the standards set forth in Part 1 above.

In no case, however, shall the maximum density provisions under the PDH District and the maximum floor area ratio provisions under the PDC and PRM Districts be varied or modified.”

In staff's analysis, the requested variance of minimum district size is appropriate. First, the application site is only 800 square feet deficient in area. The development of this site as a PDH District is a reasonable way for it to be developed with minimal tree loss which is one of the justifications for the PDH district. The variance would promote and comply with the standards of Part 1 by meeting all of the required standards. Therefore, staff recommends approval of a variance of minimum district size.

WAIVERS/MODIFICATIONS REQUESTED

According to Note 8 on the CDP/FDP, the applicant proposes to request a waiver of on-site stormwater management. A waiver request was submitted to DPWES. The Stormwater Planning Division issued a letter to the applicant on February 6, 2001 (shown on Sheet 4 of the CDP/FDP) indicating that a preliminary review of the requested waiver showed that the waiver request was likely to be favorably considered. It should be noted that a final determination will not be made by DPWES until subdivision review after the rezoning application has been approved by the Board. Because the preservation of wooded open space is integral to staff's review of this application, if the waiver is not granted, the applicant would need to apply for a Proffered Condition Amendment (PCA). The applicant's proffers acknowledge this.

OTHER ZONING ORDINANCE REQUIREMENTS:

Planned Development Requirements (See Appendix 15)

The requested rezoning of the 1.98 acre application property to the PDH-2 District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations; Section 16 101, General Standards; and Section 16 102, Design Standards, among others.

Article 6

The applicant has requested rezoning to the Planned Development Housing District (PDH 2) District and approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP). According to the Zoning Ordinance, PDH

Districts are intended to encourage innovative and creative design and are to be designed, among others, 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..." The current application provides 3 single-family detached units on a private street with abundant wooded open space. The minimum lot size of 9,400 square feet is smaller than the 13,000 square foot minimum lot size permitted in R-2 cluster developments and allows greater open space. The architectural elevations show dwellings of high quality. Building materials have been proffered. On a parcel of this size it is difficult for a design to be innovative or creative; however, the applicant's design takes advantage of existing vegetation and preserves a significant amount of it.

PDH districts provide the opportunity to develop a site with more open space than would be required in a conventional zoning district. This site provides a minimum of 40% open space which significantly exceeds the 15% open space requirement in a R-2 Cluster development. There are no open space requirements in the conventional R-2 District.

The proposed 1.98 acre development does not satisfy the minimum district size of two (2) acres for the PDH District (Sect. 6-107) and a variance of minimum district size has been requested. This issue is discussed under Zoning Ordinance provisions. The proposed maximum density of 1.51 dwelling units per acre satisfies the maximum density requirements of two (2) du/ac for the PDH-2 District (Sect. 6-109).

Section 6-110 requires 20% open space in a PDH-2 development. The application proposes 40% open space.

In addition, according to Par. 2 of Sect. 6-110, the applicant is required to provide either developed recreational facilities on-site in an amount equal to \$955.00 per unit or provide facilities on land not subject to the rezoning, with the Board's approval. The applicant has proffered to contribute \$955.00 per unit to the Fairfax County Park Authority for development or maintenance of recreation facilities in Nottoway Park.

General Standards, Sect. 16-101

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 conforms with the use recommendations of the adopted comprehensive plan and proposes a density with is below the Plan density range.

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 application site contains 40% open space which is double that required under the R-2 cluster provisions. Lot sizes are smaller than the minimum permitted size allowed in R-2 cluster developments (13,000 square feet). No open space is required in the conventional R-2 District. The PDH flexibility has allowed the lots to be developed on a private street which results in more open space and tree save than would occur in a conventional 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.

The applicant's development plan provides significant preservation of trees. The CDP/FDP has been revised in coordination with the Urban Forester to maximize preservation of trees on-site and along the perimeter of the property. The applicant has now revised the tree preservation proffer to the satisfaction of staff to meet this standard.

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 proposed development provides for 3 single-family detached dwellings designed to utilize quality building materials. The dwelling located on Lot 1 will face Sutton Road and have the same building material on the front and side facades. A 35 foot setback from Sutton Road will be provided. No vinyl or aluminum siding will be used. Tree preservation is provided along the north and landscaping is proposed along the south to provide appropriate buffers. There will be a minimum twenty (20) feet of separation between the proposed units and a minimum setback of 32.5 feet from the northern property boundary on Lot 1 and 42.5 feet on Lots 2 and 3, which includes a 22 foot wide open space area. Staff believes this standard is addressed.

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 analysis has determined that the above listed utilities and services are available and adequate for the use proposed.

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 development has been designed with a private street which is 24 feet wide in order to allow parking along it which will prevent overflow of vehicles onto the neighboring streets. With that exception, the scale of the proposed development does not require linkages and/or connections to major external facilities beyond what is shown. Since the open space area which is located adjacent to Nottoway Park is proposed to be protected by a conservation easement and is to remain undisturbed for BMP purposes, a connection to Nottoway Park is not proposed.

Design Standards, Sect. 16-102

It is the intent of the Zoning Ordinance to allow flexibility in the design of all planned developments, applications within PDH Districts need to meet the following:

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 most similar conventional zoning district is the R-2 cluster District which, in cluster developments, requires minimum front, side, and rear yards of 25 feet, 8 feet with a total minimum of 24 feet, and 25 feet, respectively. The proposed development provides a minimum 35 foot front yard on Sutton Road and a minimum separation of 32.5 feet toward the north, which includes an open space area which will be protected by a conservation easement. The fronts of the units facing the private street will be a minimum of 56 feet from the southern property line. This standard is met.

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

The applicant has provided for open space and parking which conform with Ordinance requirements.

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.

All issues relating to streets and driveways have been addressed to the satisfaction of DOT.

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions:

This is an application for a three lot development in accordance with the PDH-2 standards. The applicant has proposed a development plan which assumes that a waiver of stormwater detention will be approved by DPWES. The preliminary review of the waiver request by DPWES indicates that a favorable determination is likely. BMP requirements will be met through the preservation of 40% open space. In staff's analysis, the requested variance of minimum district size meets the required standards. The application is in conformance with the Plan and all environmental issues have been addressed. All applicable Zoning Ordinance requirements have been met

Staff Recommendations

Staff recommends approval of RZ 2000-PR-064 and the Conceptual Development Plan, subject to the execution of proffers consistent with those set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a variance of minimum district size.

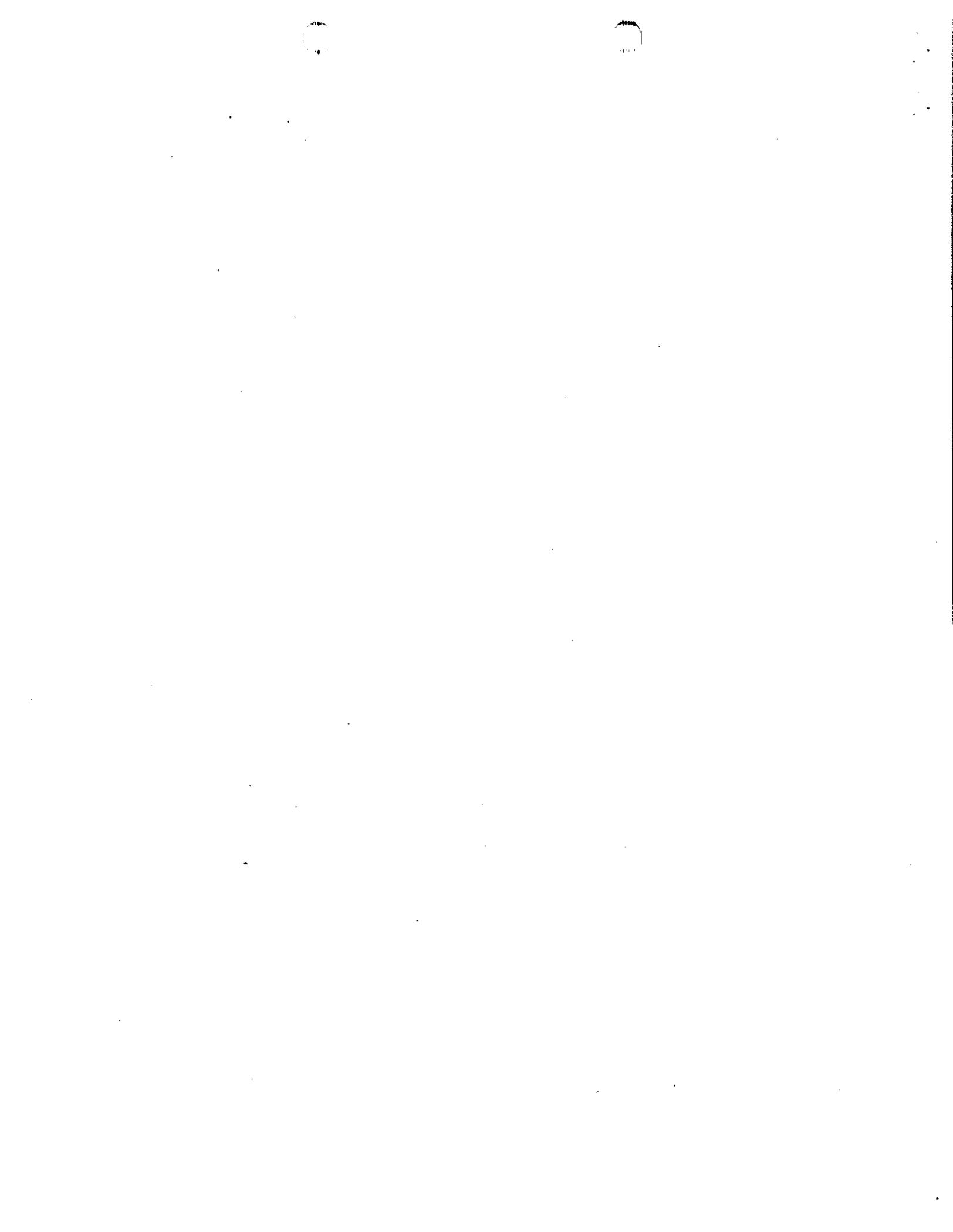
Staff recommends approval of FDP 2000-PR-064, subject to the Board's approval of RZ 2000-PR-064 and the Conceptual Development Plan and the development conditions set forth in Appendix 2 of the Staff Report.

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

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

APPENDICES

1. Draft Proffers
2. Proposed FDP Conditions
3. Affidavit
4. Statement of Justification
5. Zoning Ordinance Provisions
6. Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. Water Service Analysis
10. Sanitary Sewer Analysis
11. Fire and Rescue Analysis
12. Schools Analysis
13. Utilities Planning and Design Analysis (DPW)
14. Park Authority Analysis
15. Glossary of Terms



PROFFERS

RZ 2000-PR-064

May 16, 2001

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, S & R, Developers, Inc., their successors and assigns, and owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant"), in RZ 2000-PR-064, filed for property identified on Fairfax County Tax Map as 48-1-1-70 (hereinafter referred to as the "Application Property"), agree to the following proffers, provided that Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property from the R- 1 District to the PDH-2 District.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- a. Subject to the provisions of Section 16-203 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Conceptual/Final Development Plan (CDP/FDP), consisting of four (4) sheets, prepared by christopher consultants Ltd., dated November 22, 2000.and revised May 8, 2001. The development shall consist of a maximum of three single family detached units. The dwelling on lot 1 shall not have direct access to Sutton Road.
- b. The illustrative architectural renderings as shown on Sheet 4 of the CDP/FDP are provided to illustrate the design intent of the proposed units. The building elevations shall be generally consistent in terms of character and quality with the illustrations. The materials on the exteriors of the front and the sides of the units will consist of either brick, stucco, stone, Hardiplank or a combination thereof except that the unit on Lot 1 shall face Sutton Road and have the same material on the sides as on the front. Vinyl or aluminum siding shall not be used on the exterior of the units.
- c. 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 24 on the CDP/FDP, as long as minimum yards and setbacks as shown on sheet 1 of the CDP/FDP are met. None of the lots shall provide for walkout basements. The driveways serving Lots 1-3 shall have a minimum lengths of 20 feet.

2. TRANSPORTATION

- a. At the time of subdivision plan review, or on demand of VDOT or Fairfax County, which first occurs, the Applicant shall dedicate at no cost in fee simple to the Board of Supervisors, the right of way located generally parallel to Sutton Road and identified as "proposed dedication" on the CDP/FDP.**
- b. In conjunction with the appropriate subdivision review process, private streets and common areas shall be dedicated to the homeowners association. Prior to entering into a contract of sale, prospective initial purchasers of houses shall be notified in writing by the Applicant of the maintenance responsibility of the private street and open space area by the Homeowner's Association and shall acknowledge receipt of this information in writing. The Applicant shall include within the Homeowner's Association documents the maintenance responsibility of the private street and open space by the Homeowner's Association. Each deed of conveyance shall expressly contain these disclosures.**

Any conversion of garages that will preclude the parking of vehicles within garages is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of homeowners association (HOA), which shall be established, and the Board of Supervisor. Prospective initial purchasers shall be advised of this use restriction at the time of entering into a contract of sale and the restrictions shall be included in the HOA documents.

- c. All private streets shall be constructed pursuant to PFM section standards as to the thickness for public subdivision streets.**
- d. Trail requirements that apply to the subject property shall be determined by DPWES at time of site plan review. The Applicant shall comply with the determination.**

3. RECREATION

- a. At the time of subdivision plat approval, Applicant shall contribute the sum of \$ 955 per unit to the Fairfax County Park Authority for development or maintenance of recreation facilities in Nottoway Park.**

4. ENVIRONMENTAL

- a. The Applicant shall provide BMPs through the protection of open spaces, as approved by DPWES. Applicant shall request the DPWES to grant a waiver for SWM Pond. If the waiver request is denied by DPWES, the Applicant will submit an application for Proffer Condition Amendment and CDP/FDP Amendment.
- b. All homes on the Property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes. Or its equivalent as determined by DPWES, for either gas or electric energy systems as may be applicable.

5. LANDSCAPING AND OPEN SPACE

- a. Street trees, peripheral and interior landscaping shall be provided by the Applicant generally as shown on the CDP/FDP. The exact location of the proposed planting may be modified as necessary by the Urban Forester, DPWES for the installation of utilities. The installation of utilities shall be done in the least disruptive manner as determined by the Urban Forestry DPWES.

6. TREE SAVE AND PRESERVATION

- a. At the time of site/subdivision plan submission, the Applicant shall contract with a certified arborist to prepare a tree preservation plan for the area within ten feet of the limits of clearing and grading line shown on the CDP/FDP. The tree preservation plan shall consist of a tree inventory which includes the location, species, size crown spread and condition rating of all trees 12 inches or greater in diameter, measured 4 ½ feet from the ground. The condition analysis shall be prepared using methods outlined in the eighth edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include crown pruning, root pruning, mulching, and fertilization. The plan shall be reviewed by the Urban Forestry Division and approved by the Director, DPWES.
- b. The applicant shall retain the services of a certified arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the preconstruction meeting. Before or during preconstruction meeting, the applicant shall walk the limits of clearing and grading with an Urban Forestry Division representative and the developer's certified arborist to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the

edge of the limits of clearing and grading. At that time additional trees on the site may be identified for preservation, if possible, given the final location of houses and driveways.

- c. Tree protection fencing used on this site shall consist of 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, erected at the limits of clearing and grading.
- d. The limits of clearing and grading shown on the CDP/FDP and required pursuant to these proffers shall be considered final limits.
- e. Conservation Easements shall be provided in those areas labeled as "Conservation Easement Areas " on the CDP/FDP within the common space area depicted on the CDP/FDP. The purpose of the Easements shall be to conserve and preserve the natural vegetation located outside the limits of clearing and grading as shown on the CDP/FDP to provide water quality improvements. In the Easement, no live trees having caliper of 6-inches or greater when measured four feet above ground shall be cut down or otherwise removed, except that the removal of dead, diseased, damaged or other hazardous trees, shrubs or vines may be permitted. No structures shall be constructed within the Easements. The restriction associated with the Easement shall be clearly identified and defined in the HOA documents in a form approved by the Office of County Attorney, Prospective initial purchasers' shall be advised of these Easements. The Easements provided for the protection of the conservation area in HOA open space shall run to the benefit of Fairfax County and shall be recorded in the land records and shall be in a form approved by the County Attorney.

7. HOUSING

- a. At the time of subdivision plat approval, the Applicant shall contribute one half of one percent of the projected sales price of the new homes to the Housing Trust Fund. The final amount of such contribution shall be determined by the Applicant in consultation with the staff of the Department of Housing and Community Development.

8. TEMPORARY SIGNS

- a. No temporary signs (including paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance, and no signs, which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off site during the marketing of the homes on the Application property. The Applicant shall not post or cause

PROFFERS
RZ 2000-0090
Page 5

**others to post temporary signs to market the homes on the Application
Property.**

[SIGNATURES BEGIN ON FOLLOWING PAGE]

**PROFFERS
RZ 2000-0090**

**APPLICANT/CONTRACT PURCHASER OF
Tax Map 48-1-1-70**

S & R DEVELOPERS, INC.

By _____

Name: _____

Title: _____

**PROFFERS
RZ 2000-0090**

**Title Owner
Tax Map 48-1-1-70**

Alric L. Newman

By Tamara Robinson, Holder of Power of Attorney

From Alric L. Newman

C

C

FDP DEVELOPMENT CONDITIONS

FDP 2000-PR-064

May 17, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-PR-064 from the R-1 District to the PDH-2 District for single-family residential development located at Tax Map 48-1 ((1)) 70, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the CDP/FDP entitled Sutton Road Property which consists of four sheets and prepared by Christopher Consultants revised to May 8, 2001.
2. BMP requirements shall be met through the preservation of open space, as determined by DPWES.



REZONING AFFIDAVIT

DATE: 11-27-00
 (enter date affidavit is notarized)

I, Shabir Poonawala, of
S & R Developers, Inc., do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 2000-203

in Application No(s): RZ/FDP 2000-PR-064
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
<u>S & R Developers, Inc.</u>	<u>13101 Mares Neck Lane Herndon, VA 20171</u>	Applicant/Contract/Purchaser Tax Map 48-1-1-70
<u>Shabir Poonawala</u>	<u>"</u>	Agent
<u>Christopher Consultants, Ltd</u>	<u>9900 Main Street Fairfax, VA 22031</u>	Planner/Engineer/Surveyor
<u>Michael Kitchen</u>	<u>"</u>	Agent
<u>Questor Realty</u>	<u>5429 Backlick Road Springfield, VA 22151</u>	Real Estate Broker
<u>James Crutchfield</u>	<u>"</u>	Agent
<u>Alric L. Newman</u>	<u>10100 Hollingsworth Ct Richmond, VA 23235</u>	Owner
<u>Tamara Robinson</u>	<u>"</u>	Agent

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

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

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

REZONING AFFIDAVIT

DATE: 11-27-00
(enter date affidavit is notarized)

2000-203

for Application No(s): R2/FDP 2000-PR-064
(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)
S & R Developers, Inc.
13101 Mares Neck Lane, Herndon, VA 20171

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Shabir Poonawala
Rashida Poonawala

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

Shabir Poonawala, President/Secretary/Treasurer
Rashida Poonawala, V. President

(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.

REZONING AFFIDAVIT

DATE: 11-27-00
(enter date affidavit is notarized)

2000-203

for Application No(s): RZ/FDP 2000-PR-064
(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)
Christopher Consultants, Ltd. ✓
990 Main Street, 4th Floor, Fairfax, VA 22031-3907

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Christopher W Brown
William R Goldsmith, Jr
Louis Ceronico
William R Zinc

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Christopher W Brown President
William R Goldsmith, Jr Exec V.P./Secretary
Louis Ceronico, V. President

(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: 11-27-00
(enter date affidavit is notarized)

2000-203

for Application No(s): R2/FDP 2000-PR-064
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Questor Realty, Inc.
5429 Backlick Road, Suite 200
Springfield, Virginia 22151

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)
J. Norman Crutchfield
Ann L. Crutchfield

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
President - J. Norman Crutchfield
Vice Pres. - James N. Crutchfield, III
Asst. Vice Pres. - Timothy G. Hayes
Vice Pres. & Secty. - Ann L. Crutchfield
Treasurer - Amy S. Crutchfield

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

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

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

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

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

DATE: 11-27-00
(enter date affidavit is notarized)

2000-203

for Application No(s): R2/FDP 2000-PR-06f
(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 [] Applicant's Authorized Agent

Shabir Poonawala, President

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

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

My commission expires: 5/31/2004

Blandy L. Marshall
Notary Public

S&R DEVELOPERS, INC.
Residential and Commercial Land Development

13101 Mares Neck Lane
 Herndon, VA 20171
 Phone (703) 689-9802
 Fax (703) 689-9803

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 MAY 16 2001
 ZONING EVALUATION DIVISION

May 16, 2001

Ms Barbara Byron
 Zoning Evaluation Division
 Fairfax County Department of Planning & Zoning
 12055 Government Center, 8th Floor
 Fairfax, VA 22035

**Re: S & R Developers, Inc. / Newman Property (the "Subject Property")
 Rezoning Application / Statement of Justification**

Dear Ms Byron:

I am pleased to submit to you the following statement of justification for the subject rezoning application. The subject property consists of 1.9816 Acres and is found on Fairfax County Tax Map # 48-1-1-70 in the Providence District. The property is generally located in the southeast quadrant of the intersection of Courthouse Road and Sutton Road and west of Nottoway Park. S & R Developers, Inc. is the applicant and Contract Purchaser of the subject property.

The Applicant proposes rezoning the subject property from the R-1 District to the PDH-2 District to permit three (3) single family detached dwelling units on the site. The proposed density is 1.515 du/ac. This development substantially conforms to the Comprehensive Plan and is included on the Nutley Community Planning Sector, Vienna Planning District of the Area II Plan. In this area, the plan map suggests development of the subject property at a density of 2 – 3 dwelling units per acre but this property is being zoned to only PDH-2. An attempt to consolidate the subject property with adjacent parcels was attempted but was rebuffed by the other property owners. There are no other site specific recommendations.

The plan provides 40% open space backing to the Nottoway Park and the neighborhood on the north and the south side. The BMP requirements will be met through the preservation of this open space. The combined total of open space and private street is 57%. Since the increase in the runoff will be negligible, a waiver for storm water management will be requested.

The PDH district was chosen for several reasons:

- 1) The PDH development permits the use of a private road, which substantially limits the amount of site disturbance and therefore assists in the preservation of considerable

S&R DEVELOPERS, INC.

Residential and Commercial Land Development

13101 Mares Neck Lane
Herndon, VA 20171
Phone (703) 689-9802
Fax (703) 689-9803

open space. The private road will be 24' wide in lieu of 18 feet allowed in order to provide additional guest parking.

- 2) The 40 % open space provided is located in areas consisting of mature poplar and other trees and will be preserved.
- 3) The PDH development permits tighter setbacks and allows a 20' buffer on the North side.
- 4) Tree coverage will far exceed county standards.
- 5) The plan provides a public street dedication of approximately 4680 sft.
- 6) Planning Commissioner is supportive of a PDH concept for this parcel as well as this layout.

The proposed development conforms to all applicable land development ordinances, policies and regulations with the exception of the following:

The Applicant intends to pursue a waiver of the stormwater management regulations with BMP having been met through the 40% open space.

The Applicant intends to ask for a waiver for a minimum development parcel requirement of 2 Acres, since the subject property is short by approximately 800 sft.

We look forward to working with you and your staff to evaluate this application. Should you have any questions please feel free to contact the undersigned at 703-689-9802.

Sincerely,



Shabir Poonawala, President

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

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening

FAIRFAX COUNTY ZONING ORDINANCE

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.

FAIRFAX COUNTY ZONING ORDINANCE

8. In approving a conceptual development plan, the Board may authorize a variance in the strict application of specific zoning district regulations whenever:
 - A. Such strict application would inhibit or frustrate the purpose and intent for establishing such a zoning district; and
 - B. Such variance would promote and comply with the standards set forth in Part I above.

In no case, however, shall the maximum density provisions under the PDH District and the maximum floor area ratio provisions under the PDC and PRM Districts be varied or modified.

9. In the event the Board shall disapprove the rezoning application, the conceptual development plan shall thereby be deemed to be denied.
10. In the event that the Board shall approve the rezoning application, the Board shall also approve or approve with modifications or conditions the conceptual development plan.
11. Once a conceptual development plan has been approved, all subsequent approvals, uses and structures shall be in substantial conformance with the approved conceptual development plan and any development conditions associated with such approval. Should there be cause for amendment of the conceptual development plan or any portion thereof, such amendment shall be processed as a new submission; provided, however, that the Zoning Administrator may waive any submission requirement if such requirement is not necessary for an adequate review of the conceptual development plan amendment application. A conceptual development plan amendment application may be filed on a portion of the property subject to an approved conceptual development plan, upon a determination by the Zoning Administrator that the amendment (a) would not adversely affect the use of the property subject to the conceptual development plan and conditions but not incorporated into the amendment application, (b) would not inhibit, adversely affect, or preclude in any manner the fulfillment of the conceptual development plan and conditions applicable to the area not incorporated into the amendment application, and (c) would not increase the overall approved density/intensity for the development. The portion of the conceptual development plan and previously approved conditions which are not subject to the amendment request shall remain in full force and effect.
12. Any development plan approved in conjunction with a PDH or PDC rezoning action prior to May 19, 1975 shall be deemed to be both an approved conceptual and final development plan.

16-402

Final Development Plan Approval

1. The granting of a rezoning application to a P district, and the approval of its accompanying conceptual development plan by the Board, shall constitute authority for the applicant to prepare a final development plan; however, a final development plan may be filed with and included in the processing of the rezoning application and conceptual development plan. All final development plans shall be prepared in accordance with the

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: RZ 2000-PR-064
(S&R)

DATE: 2 March 2001

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

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	February 26, 2001
<i>Request</i>	Rezoning from R-1 to PDH-2 for three single-family detached dwelling units
<i>DU/AC</i>	1.5
<i>Land Area</i>	1.98

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The subject property is located along the east side of Sutton Road a few hundred feet south of Courthouse Road. The rear of the property shares a boundary with Nottaway Park. The other land in the immediate vicinity consists of an older subdivision on the west side of Sutton Road that is planned for a density of 1-2 dwelling units per acre on land developed under R-2 zoning. Most of the detached units in this area are older. The subject property is part of an area on the east side of Sutton Road that is planned with an option for residential use at a density of 2-3 dwelling units per acre with an option for 4-5 dwelling units per acre with consolidation.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**Plan Text:**

On page 387 in the 1991 Area III Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Nutley Community Planning Sector (V5) in the Vienna Planning District, the Comprehensive Plan states:

- “3. The parcels bounded by Sutton Road, Courthouse Road, Nottoway Park, and Land Unit F of the Vienna Transit Station Area are planned for residential use at 2-3 dwelling units per acre. As an option, development for residential use at 4-5 dwelling units per acre may be appropriate if the parcels are fully consolidated and there is a single access point to Sutton Road.”

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

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

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

Plan Map:

The subject property is planned for residential use at a density of 2-3 dwelling units per acre, according to the Comprehensive Plan map.

Analysis:

This application proposes a residential development below the density permitted by the Plan. Lot size compatibility is not relevant and there are no land use or density issues. It is suggested that the access be designed to share an access with the property on the northern boundary of the subject property.

With the development of this parcel the remaining land in the area specified for full consolidation will be able to develop under the planned density range of 2-3 dwelling units per acre. Development for any of the land under the 4-5 option appears to be impractical because of the substantial nature of some of the dwellings on this land.

BGD: SEM

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-PR-064)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-PR-064, Sutton Road Property
Traffic Zone: 1618
Land Identification Map: 48-1 ((1)) 70

DATE: January 16, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated November 22, 2000.

The subject application is a request to rezone 1.9816 acres from R-1 to PDH-2 for 3 single family detached dwelling units at a proposed density of 1.515 du/ac. The three dwelling units will access Sutton Road via a 24-foot wide private road. The applicant is dedicating 45 feet from the centerline of Sutton Road to the property line.

This department has no issues with this application.

AKR/LAH/lah

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

February 9, 2001

Barbara A. Byron
Director, Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5503

Re: S & R Developers, Inc.
Sutton Road Property
Fairfax County Application Number RZ/FDP 2000-PR-064
Tax Map Number 48-1 ((1)) 70

Dear Ms. Byron:

We have reviewed the conceptual/final development plan, dated 11/22/00, associated with the above noted application. The applicant is seeking approval to rezone the 1.98 acre site from the R-1 District to the PDH-2 District to permit three (3) single family detached units on the site.

This office has no objection to the approval of this application.

Should you have any questions, please give me a call at (703) 383-2061.

Sincerely,

A handwritten signature in black ink, appearing to read "John Bassett".

John Bassett, P. E.
Transportation Engineer

Cc: Angela K. Rodeheaver
D. A. Purvis

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT: RZ-2000-PR-064
S & R Developers

DATE: 2 March 2001

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated November 22, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

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

Policy k. For new development and redevelopment, apply low-impact site design techniques such 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:

- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.

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

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

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. **Water Quality**

Issue: Recent amendments to the Policy Plan call for new development to employ low-impact site design techniques to reduce stormwater volumes and peak flows and to increase groundwater recharge where practicable. A note on the Development Plan indicates that a request for waiver of stormwater management will be filed. DPWES has the authority to grant stormwater management waivers. A waiver could be consistent with Plan policies if the applicant commits to the use of several of the low-impact design techniques recommended by the Plan.

Suggested Solution: The applicant should implement low-impact site design techniques if approved by DPWES to detain stormwater onsite while maximizing groundwater recharge. The use of rain-gardens on individual lots and open ditch sections along Sutton Road and the internal private street are recommended.

Staff also recommends that access to this site be combined with the existing driveway serving the properties along the northern boundary of the site. This would reduce the amount of impervious surface and allow preservation of more of the existing forested area in the southern portion of the site while creating a stronger relationship between the proposed homes and the existing homes to the north.

2. **Tree Preservation**

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. The Development Plan shows an area of proposed tree save in the eastern portion of the site. The area has mature yellow poplar trees

that will make a high quality preservation area. There may be additional opportunities for tree save in the area adjacent to lot 3 and along the perimeter of the site.

Suggested Solution: The eastern-most limits of clearing and grading should be tightly controlled to preserve as many trees as possible. The size of the turn-around at the end of the private street should be minimized to protect as much of the existing grove of trees as possible. At the time of site development, the Urban Forester should be consulted regarding appropriate measures (pruning, root cuts, etc.) to use during construction to ensure tree survival.

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Ann Godfrey, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: February 2, 2001

FROM: 
Keith W. Cline, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Sutton Road Property, RZ/FDP 2000-PR-064

RE: Your request received January 16, 2001

This review is based on the Conceptual/Final Development Plan (CDP/FDP) which is stamped as received in the Department of Planning and Zoning on December 13, 2000, and a site visit conducted on February 2, 2001.

Site Description: This is a single-family home site. The eastern two-thirds of the site is an almost pure long-term subclimax tulip poplar forest. The understory of this forest is sparse, but includes scattered American holly, spicebush and shrub honeysuckle. The lawn area immediately surrounding the house includes a mature white pine and several arborvitae. A 48-inch diameter red maple is located just off the northwest corner of the property. A mature white oak is located in the southwest corner on the property line.

General Comment: The highest quality forest is located in the eastern two-thirds of the site; a substantial portion of this tulip poplar forest stand is already shown to be preserved on the CDP/FDP. If a SWM/BMP facility is required, however, the proposed tree preservation on the site could be severely impacted or eliminated. It appears that any required SWM/BMP facility would need to be located in the proposed conservation easement area in the east end of the site. The comments below only address the CDP/FDP as shown without a SWM/BMP facility.

Specific Comment:

1. **Comment:** The 48-inch diameter red maple just off-site next to Sutton Road could be severely impacted by construction activities if the limits of clearing and grading remain as shown next to this tree.

Recommendation: Relocate the limits of clearing and grading along the northern property line to be a minimum of 30 feet from the base of the 48-inch diameter red maple.

Sutton Road Property
RZ/FDP 2000-PR-064
February 2, 2001
Page 2

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

KWC/
UFDID#01-1257

cc: Irish Grandfield, Environmental Planner, E&DRB, Planning Division, DPZ
Steve McGregor, Land Use Planner, E&DRB, Planning Division, DPZ
RA File
DPZ File

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

December 19, 2000

MEMORANDUM

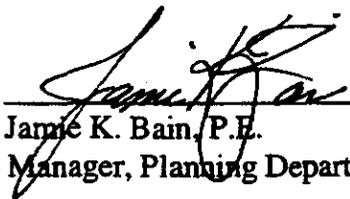
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-PR-064
FDP 00-PR-064

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

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



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

Attachment



P-1589-1
Interconnect
62"-2" Meters in
meter box,
2"-2" PRV's

Town of Vienna
Water Service Area

NOTTOWAY PARK

OAKTON HIGH SCHOOL

City of Falls Church
Water Service Area

METRO 918

METRO 919

METRO 920

METRO 921

METRO 922

METRO 923

METRO 924

METRO 925

METRO 926

METRO 927

METRO 928

METRO 929

METRO 930

METRO 931

METRO 932

METRO 933

METRO 934

METRO 935

METRO 936

METRO 937

METRO 938

METRO 939

METRO 940

METRO 941

METRO 942

METRO 943

METRO 944

METRO 945

METRO 946

METRO 947

METRO 948

METRO 949

METRO 950

METRO 951

METRO 952

METRO 953

METRO 954

METRO 955

METRO 956

METRO 957

METRO 958

METRO 959

METRO 960

METRO 961

METRO 962

METRO 963

METRO 964

METRO 965

METRO 966

METRO 967

METRO 968

METRO 969

METRO 970

METRO 971

METRO 972

METRO 973

METRO 974

METRO 975

METRO 976

METRO 977

METRO 978

METRO 979

METRO 980

METRO 981

METRO 982

METRO 983

METRO 984

METRO 985

METRO 986

METRO 987

METRO 988

METRO 989

METRO 990

METRO 991

METRO 992

METRO 993

METRO 994

METRO 995

METRO 996

METRO 997

METRO 998

METRO 999

METRO 1000

METRO 1001

METRO 1002

METRO 1003

METRO 1004

METRO 1005

METRO 1006

METRO 1007

METRO 1008

METRO 1009

METRO 1010

METRO 1011

METRO 1012

METRO 1013

METRO 1014

METRO 1015

METRO 1016

METRO 1017

METRO 1018

METRO 1019

METRO 1020

METRO 1021

METRO 1022

METRO 1023

METRO 1024

METRO 1025

METRO 1026

METRO 1027

METRO 1028

METRO 1029

METRO 1030

METRO 1031

METRO 1032

METRO 1033

METRO 1034

METRO 1035

METRO 1036

METRO 1037

METRO 1038

METRO 1039

METRO 1040

METRO 1041

METRO 1042

METRO 1043

METRO 1044

METRO 1045

METRO 1046

METRO 1047

METRO 1048

METRO 1049

METRO 1050

METRO 1051

METRO 1052

METRO 1053

METRO 1054

METRO 1055

METRO 1056

METRO 1057

METRO 1058

METRO 1059

METRO 1060

METRO 1061

METRO 1062

METRO 1063

METRO 1064

METRO 1065

METRO 1066

METRO 1067

METRO 1068

METRO 1069

METRO 1070

METRO 1071

METRO 1072

METRO 1073

METRO 1074

METRO 1075

METRO 1076

METRO 1077

METRO 1078

METRO 1079

METRO 1080

METRO 1081

METRO 1082

METRO 1083

METRO 1084

METRO 1085

METRO 1086

METRO 1087

METRO 1088

METRO 1089

METRO 1090

METRO 1091

METRO 1092

METRO 1093

METRO 1094

METRO 1095

METRO 1096

METRO 1097

METRO 1098

METRO 1099

METRO 1100

METRO 1101

METRO 1102

METRO 1103

METRO 1104

METRO 1105

METRO 1106

METRO 1107

METRO 1108

METRO 1109

METRO 1110

METRO 1111

METRO 1112

METRO 1113

METRO 1114

METRO 1115

METRO 1116

METRO 1117

METRO 1118

METRO 1119

METRO 1120

METRO 1121

METRO 1122

METRO 1123

METRO 1124

METRO 1125

METRO 1126

METRO 1127

METRO 1128

METRO 1129

METRO 1130

METRO 1131

METRO 1132

METRO 1133

METRO 1134

METRO 1135

METRO 1136

METRO 1137

METRO 1138

METRO 1139

METRO 1140

METRO 1141

METRO 1142

METRO 1143

METRO 1144

METRO 1145

METRO 1146

METRO 1147

METRO 1148

METRO 1149

METRO 1150

METRO 1151

METRO 1152

METRO 1153

METRO 1154

METRO 1155

METRO 1156

METRO 1157

METRO 1158

METRO 1159

METRO 1160

METRO 1161

METRO 1162

METRO 1163

METRO 1164

METRO 1165

METRO 1166

METRO 1167

METRO 1168

METRO 1169

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: March 8, 2001

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/PDP 2000-PR-064
Tax Map No. 048-1- /01/ /0070

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 Accotink Creek (M2) watershed. It would be sewered 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 priority reservations have been established by the Board of Supervisors. 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 Sutton Road and approx. 30 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 Rezonings		Existing Use + Application + Como 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: _____

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 19, 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 Final Development Plan FDP 2000-PR-064 and Rezoning Application RZ 2000-PR-064.

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 #34, Oakton.
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: 1/24/01

Case # RZ-00-PR-064

Map: 48-1

PU 2032

Acreage: 1.98

Rezoning

From :R-1 To: PDH-2

TO: County Zoning Evaluation Branch (OCP)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

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

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

School Name and Number	Grade Level	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Mosby Woods 3052	K-6	539	568	580	41	583	44
Jackson 3081	7-8	900	955	1056	-156	1144	244
Oakton 3050	9-12	2325	2400	2352	-27	2280	45

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	Rate	Students		Units	Rate	Students		
K-6	SF	3	X.4	1	SF	1	X.4	0	1	1
7-8	SF	3	X.069	0	SF	1	X.069	0	0	0
9-12	SF	3	X.159	0	SF	1	X.159	0	0	0

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

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

Comments

Enrollment in the school listed (Mosby Woods Elementary) is currently projected to be below capacity.

Enrollment in the schools listed (Jackson Middle, Oakton High) are currently projected to be near or above capacity.

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

091

MEMORANDUM

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

DATE: April 27, 2001

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

SUBJECT: Rezoning Application Review

SRS

Name of Applicant/Application: S&R Developers Inc.

Application Number: RZ/FDP2000-PR-064

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

Date Received in SWPD: 12/15/00

Date Due Back to DPZ: 1/10/01

Site Information: Location - 048-1-01-00-0070
Area of Site - 1.98 acres
Rezone from - R-1, PDH-2 to
Watershed/Segment - Accotink Creek / Hunter

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

I. Drainage:

- MSMD/PDD Drainage Complaints:
- Master Drainage Plan, proposed projects, (SWPD): Channel restoration and stabilization projects AC355 and AC353 are located approximately 3000 feet and 4000 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: **S&R Developers Inc. / 2000-PR-064**

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

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

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

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

SRS/rzfdp2000pr064

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

March 13, 2001

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

SUBJECT: RZ/FDP 2000-PR-064
Sutton Road Property
Loc: 48-1((1))70

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

1. The Park Authority requests the developer to permit the option for dedication of Parcel A to the FCPA, at the time of site plan approval. This dedication would provide an addition to Nottoway Park.

Parcel A should be reconfigured to extend the 20-foot wide area, between the 3 lots and the property boundary out to Sutton Road.

2. The Sutton Road Property development proposes 3 lots that will add approximately 10 residents to the current population of Providence District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis, volleyball courts, and athletic fields.

Based on the Zoning Ordinance Sections 6-110 and Section 16-404, the cost to develop outdoor recreational facilities for the population attracted to this new Planned Development Housing (PDH) site is estimated to be \$2,865. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH unit times the 3 non-ADU (affordable dwelling unit) residences proposed in this development.

The Fairfax County Park Authority requests that the applicant provide \$2,865 to develop and maintain recreational facilities at Nottoway Park. This contribution should be provided to the Fairfax County Park Authority.

The Comprehensive Plan for Fairfax County, Virginia, Area II, Vienna Planning District, V5 Nutley Community Planning Sector, Park and Recreation

RZ/FDP 2000-PR-064

Sutton Road Property

March 13, 2001

Page 2

Recommendations, page 391, states: "Additional Neighborhood Park facilities in this sector should be provided in conjunction with new development."

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy a, page 164, states: "Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...."

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

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

GLOSSARY

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

- ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.
- ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.
- AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.
- AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.
- BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.
- BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.
- BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.
- CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.
- CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.
- COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.
- dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.
- DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.
- DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.
- DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to

provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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 DEM for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

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

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

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DEM 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	UMTA	Urban Mass Transit Association
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HCD	Housing and Community Development	VPH	Vehicles per Hour
LOS	Level of Service	WMATA	Washington Metropolitan Area Transit Authority
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DOT	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch



1
2
3
4