



FAIRFAX COUNTY

APPLICATION FILED: April 17, 2001
PLANNING COMMISSION: September 5, 2001
BOARD OF SUPERVISORS: Not Yet Scheduled

V I R G I N I A

August 22, 2001

STAFF REPORT

APPLICATION RZ/FDP 2001-MA-017

MASON DISTRICT

APPLICANT: Ivy Development , L.C.

PRESENT ZONING: R-2, HC

REQUESTED ZONING: PDH-8, HC

PARCEL(S): 71-2 ((1)) 27

ACREAGE: 7.65 acres

DENSITY: 5.1 du/ac

OPEN SPACE: 62.6%

PLAN MAP: Residential (5-8 du/ac) and Residential (1-2 du/ac)

PROPOSAL: To rezone 7.65 acres from R-2 (Residential, 2 du/ac) District to PDH-8 (Planned Development, 8 du/ac) District to permit development of 39 single-family attached units at an overall density of 5.1 dwelling units/acre (du/ac).

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-MA-017 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of FDP 2001-MA-017 subject to the Board's approval of RZ 2001-MA-017.

Staff recommends approval of the modification of the trail requirement along Little River Turnpike in favor of that shown on the CDP/FDP.

Staff recommends approval of the modification of the screening requirement along the eastern property boundary in favor of that shown on the CDP/FDP.

Staff recommends approval of the waiver of the maximum length of private street in favor of that shown on the CDP/FDP.

It should be noted that it is not the intent of the 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 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 2001-MA-017

FDP 2001-MA-017

FILED 04/17/01
 IVY DEVELOPMENT, L.C.
 TO REZONE: 7.65 ACRES OF LAND; DISTRICT - MASON
 PROPOSED: REZONE FROM THE R-2 DISTRICT TO THE PDH-8
 DISTRICT
 LOCATED: SOUTH SIDE OF LITTLE RIVER TURNPIKE APPROXIMATELY
 600 FEET WEST OF THE INTERSECTION OF
 COLUMBIA ROAD AND LITTLE RIVER TURNPIKE
 ZONING: R-2
 TO: PDH-8
 OVERLAY DISTRICT(S): HC
 MAP REF 071-2- /01/ /0027-

FILED 04/17/01
 IVY DEVELOPMENT, L.C.
 FINAL DEVELOPMENT PLAN
 PROPOSED: RESIDENTIAL DEVELOPMENT
 APPROX. 7.65 ACRES OF LAND; DISTRICT - MASON
 LOCATED: SOUTH SIDE OF LITTLE RIVER TURNPIKE APPROXIMATE
 600 FEET WEST OF THE INTERSECTION OF
 COLUMBIA ROAD AND LITTLE RIVER TURNPIKE
 ZONING: PDH-8
 OVERLAY DISTRICT(S): HC
 MAP REF 071-2- /01/ /0027-



REZONING APPLICATION /

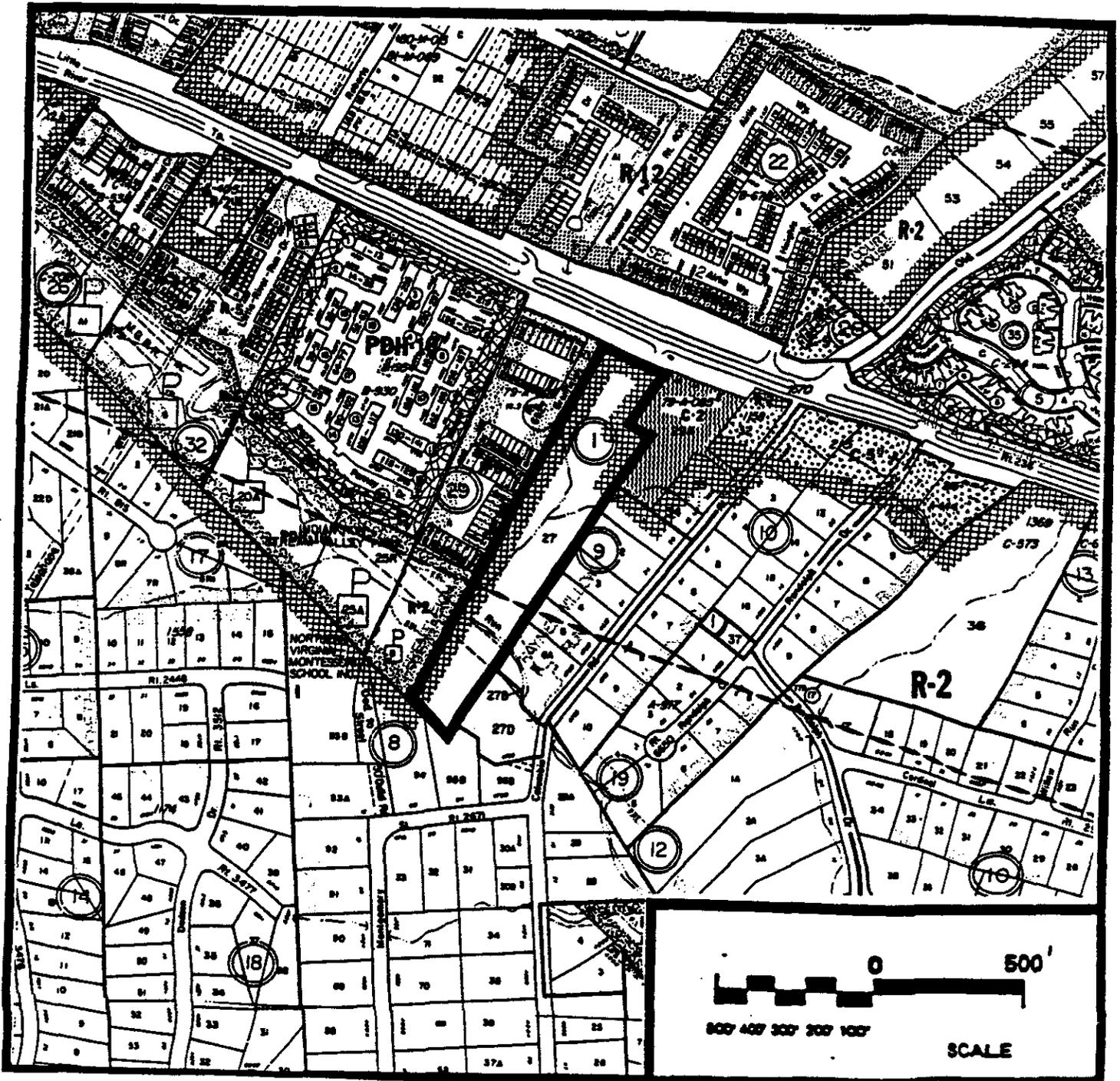
FINAL DEVELOPMENT PLAN

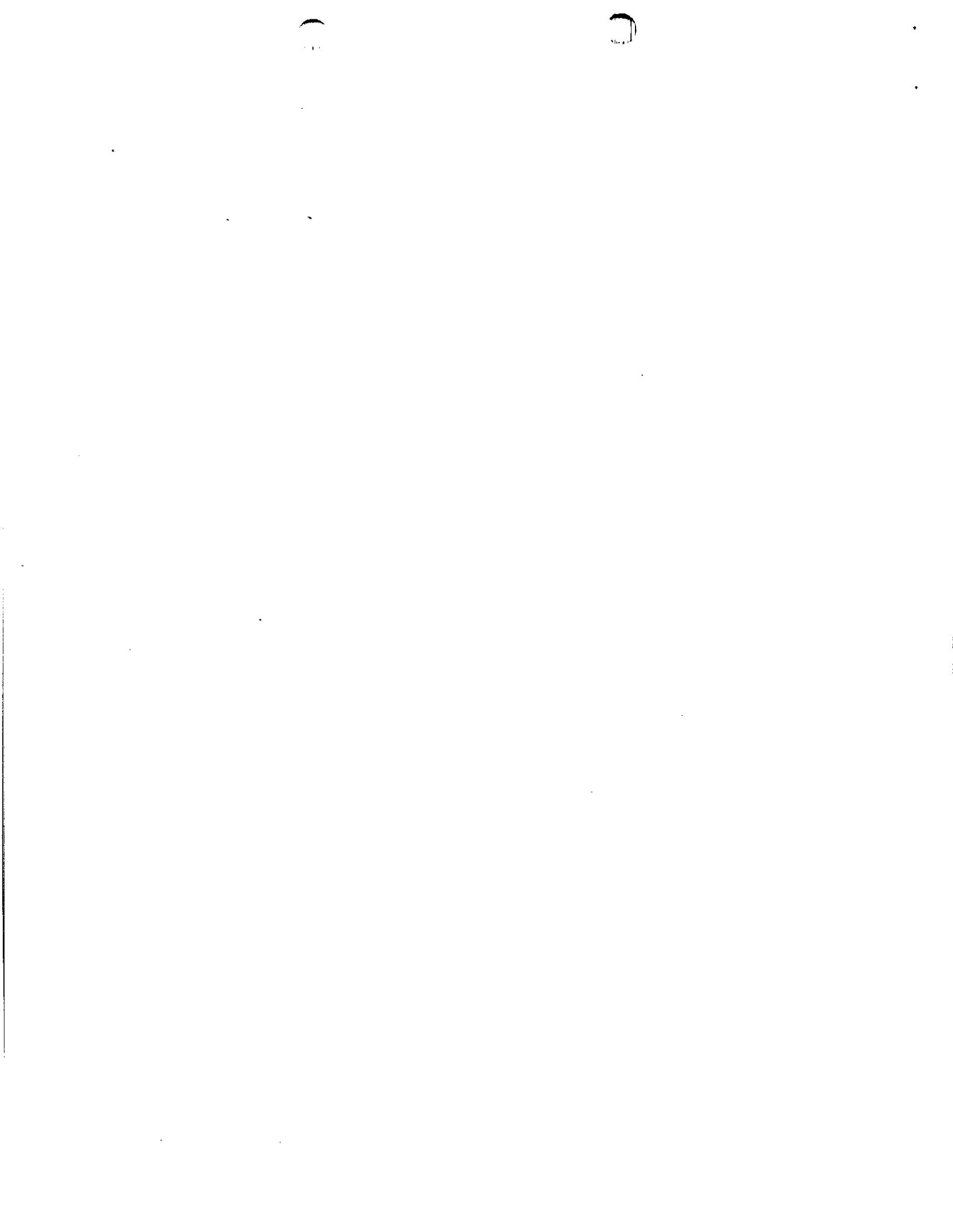
RZ 2001-MA-017

FDP 2001-MA-017

FILED 04/17/01
 IVY DEVELOPMENT, L.C.
 TO REZONE: 7.65 ACRES OF LAND; DISTRICT - MASON
 PROPOSED: REZONE FROM THE R-2 DISTRICT TO THE PDH-8
 DISTRICT
 LOCATED: SOUTH SIDE OF LITTLE RIVER TURNPIKE APPROXIMATELY
 600 FEET WEST OF THE INTERSECTION OF
 COLUMBIA ROAD AND LITTLE RIVER TURNPIKE
 ZONING: R-2
 TO: PDH-8
 OVERLAY DISTRICT(S): HC
 MAP REF 071-2- /01/ /0027-

FILED 04/17/01
 IVY DEVELOPMENT, L.C.
 FINAL DEVELOPMENT PLAN
 PROPOSED: RESIDENTIAL DEVELOPMENT
 APPROX. 7.65 ACRES OF LAND; DISTRICT - MASON
 LOCATED: SOUTH SIDE OF LITTLE RIVER TURNPIKE APPROXIMATELY
 600 FEET WEST OF THE INTERSECTION OF
 COLUMBIA ROAD AND LITTLE RIVER TURNPIKE
 ZONING: PDH-8
 OVERLAY DISTRICT(S): HC
 MAP REF 071-2- /01/ /0027-





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

DESCRIPTION OF THE APPLICATION

Applicant: Ivy Development, L.C.

Location: 6729 Little River Turnpike, south side of Little River Turnpike, between Old Columbia Pike and Brentleigh Court.

Request: To rezone 7.65 acres from R-2 (Residential, 2 du/ac) and H-C (Highway Corridor) Districts to PDH-8 (Planned Development Housing, 8 du/ac) and HC Districts to permit development of 39 single-family attached units at an overall density of 5.1 dwelling units/acre (du/ac).

Waivers and Modifications Requested:

The applicant has requested two modifications and one waiver which are as follows:

- modification of the trail requirement along Little River Turnpike;
- modification of the screening and barrier requirement along the eastern property boundary;
- and waiver of the maximum length of private street.

LOCATION AND CHARACTER

Site Description:

The subject property is located on the south side of Little River Turnpike, between Old Columbia Road and Brentleigh Court. It is currently occupied by a private club, approximately 100 accessory parking spaces and a play area serving an off-site child care facility in the office building directly to the east.

The site is deep and narrows from north to south. The northern half of the site, where the private club and its parking are located, has been cleared but has a number of ornamental and shade trees. The southern half of the site is heavily wooded and is traversed by Indian Run from west to east. A significant portion of this area is in the flood plain and/or is characterized by stream valley slopes.

There is a water easement running along the eastern property line; sanitary sewer easements running along the western property boundary and across the site in the northern portion of the site from west to east and a stormwater easement running from the east and west property lines to the middle of the site and then south.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family attached dwellings	R-12	Residential (8-12 du/ac)
South	Single-family detached dwellings	R-2	Residential (1-2 du/ac)
East	Office building and single-family detached dwellings	C-2 R-2	Retail and other Residential (1-2 du/ac)
West	Single-family attached dwellings Park Authority land	R-8 R-2	Residential (5-8 du/ac) and Residential (1-2 du/ac)

BACKGROUND

On May 1, 1959, the Board of Zoning Appeals approved Special Permit 1108 to permit a private club on this site.

A subsequent Special Permit Amendment 8938 was approved by the Board of Zoning Appeals in 1962 to permit a variance from the side and front yard setbacks for the private club.

On February 28, 1983, the Board of Supervisors (BOS) approved Special Exception SE 82-M-110 for expansion of the private club. Thereafter, the BOS approved additional time to commence construction on September 10, 1984; however, this lapsed.

The property owner filed a subsequent Special Exception SE 86-M-007, which was approved on April 7, 1986, by the Board of Supervisors; the private club was expanded in 1988. Since this time there have been no applications filed with the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area I
Planning Sector: Indian Run Community Planning Sector
 Annandale Planning District

There is no site specific Plan text. There is, however, Comprehensive Plan language on Page 70 of the 2000 edition of the Area I Volume, Annandale District which states:

"Land use

The Indian Run Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the Guidance provided by the Policy Plan..."

Plan Map: Residential, 5-8 du/ac north of the EQC and 1-2 du/ac south of the EQC

ANALYSIS

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

Title: Aspen Hills
Prepared By: Planning & Development Services, Inc.
Original and Final Revision Date: March 12, 2001 as revised through August 10, 2001

The combined CDP/FDP consists of three sheets. Sheet one features the proposed site layout, tabulations and notes. Sheet two shows the existing site conditions. Sheet three provides a street frontage plan, a sign plan, a unit landscaping plan and a conceptual building frontage elevation. The following features are depicted on the CDP/FDP:

- 39 – four-story attached dwellings (townhouses).

- The existing private club will be removed, but the existing outdoor play area serving the adjacent child care center will remain until its lease expires on October 31, 2005 at which time it will be removed and revegetated.
- One point of vehicular access to the site is shown off the service drive that runs along the south side of Little River Turnpike.
- 112 parking spaces are to be provided on site. 90 parking spaces are required.
- 62.8% of the site is open space (25% open space is required.)
- Undisturbed areas are shown on the southern portion of the site and along the eastern and western property boundaries. A section of Indian Run lies in the undisturbed area to the south. The area adjacent to the run is in the 100 year flood plain and is part of an Environmental Quality Corridor (EQC).
- A stormwater management facility is depicted on the eastern side of the property, north of the EQC line.
- The proposed open space is comprised of Parcels A and B. Parcel A is to be dedicated to the Fairfax County Park Authority, and Parcel B is to be owned by the homeowners' association.
- Planted and transplanted trees are shown along the eastern and western property lines, around the stormwater pond, around the outer side of most of the end townhouse units and along the street frontage of the site. There is also a buffer area and 6 foot tall wall depicted along the eastern property boundary.
- Sidewalks are depicted along both sides of the private street; there is also a sidewalk shown along the service drive frontage on Little River Turnpike. Additionally, a trail is shown along the stream valley which will be served by a trail connection from this development.

Transportation Analysis (Appendix 6)

Issue: Driveway length

Some of the driveways in this development will be 16 feet in length. In order to be able to serve as a parking space, the driveway length needs to be a minimum of 18 feet. Staff is concerned that cars in the driveway will overhang the sidewalk.

Resolution:

The applicant has examined this issue and tried to address it, but because of the narrowness of the site, the numerous easements on site and other given constraints such as road width, sidewalk width and minimum privacy yards, some of the units (#1-4, 19-29 and 39) cannot achieve the 18' long driveway. In an effort to address staff's concerns about adequate parking the applicant has proffered to not identify any required parking in driveways. There is sufficient parking on site to meet the development's parking requirement under the Zoning Ordinance without using driveway parking.

Environmental Analysis (Appendix 7)**Issue: Environmental Quality Corridor (EQC) and Chesapeake Bay Ordinance**

This site has an environmental quality corridor running across its southern portion. Areas such as this have been designated for preservation under the Comprehensive Plan because they create natural buffers, are scenic assets and have the capacity to help lower pollution levels. The applicant did not initially indicate how the preservation of this area was going to occur.

Resolution:

The CDP/FDP has been revised as of August 10, 2001, to reflect two open space parcels, Parcel A and Parcel B. The EQC is primarily in Parcel A. In the proffer conditions the applicant commits to dedicating Parcel A to the Fairfax County Park Authority. The small portion of EQC area outside of Parcel A will also be preserved as noted on the CDP/FDP. Chesapeake Bay Ordinance requirements are also being met.

Issue: Noise mitigation

This proposed development is in close proximity to Little River Turnpike which is classified as a major arterial. As such ambient noise will impact the dwellings adjacent to the Little River Turnpike.

Resolution:

The applicant has proposed a proffer to address this issue.

Issue: Tree preservation and restoration

The southern portion of this site is forested; and other trees are scattered throughout the site. While the applicant shows limits of clearing and grading

which will preserve trees in the southern portion of the site, not much preservation was shown elsewhere.

Resolution:

The CDP/FDP dated August 10, 2001, shows revised limits of clearing and grading which depict more preservation along the western and eastern property boundaries. The applicant has also proffered to work with the Urban Forestry Division to preserve other large and quality trees on site.

Issue: Trails

The Trails Plan Map depicts a bicycle trail along Little River Turnpike and a pedestrian trail along the Indian Run stream valley; neither was depicted on the initial CDP/FDP. The applicant has requested a waiver of the trail requirement along Little River Turnpike and has requested that the trail be replaced with a 5 foot wide sidewalk.

Resolution:

The revised CDP/FDP dated August 10, 2001, shows a sidewalk along Little River Turnpike and a trail along the stream valley. Staff has determined that the trail waiver along Little River Turnpike will be in harmony with the Trails Plan because the south side of this section of Little River Turnpike has a service drive and the adjacent properties have sidewalks rather than trails. The applicant has also proffered to construct the stream valley trail but has also requested an option to escrow the funds for this trail rather than construct it. Staff continues to work with the applicant on this issue.

Fairfax County Park Authority (Appendix 8)

The Park Authority requested a contribution of \$955 per dwelling unit, as required by the Zoning Ordinance, to provide recreational facilities for the proposed residential development. The applicant has proffered to construct recreational facilities on site in this amount and/or contribute an equal amount of money for improvements in a nearby park in the Mason District. The Park Authority also requested that about 96,000 square feet of the southern portion of the site be dedicated to them and a stream valley trail be constructed. The applicant has proffered to dedicate 99,000 square feet of the southern portion of this site to the Park Authority and build a steam valley trail.

Sanitary Sewer Analysis (Appendix 9)

The application property is located in the Cameron Run (I-3) Watershed. It would be sewer into the Alexandria Sanitation Authority Treatment Plant. An existing 12-inch line is located in an easement on the property adequate for the proposed use at this time.

Water Service Analysis (Appendix 10)

Adequate domestic water service is available at the site from existing 30 inch and 36 inch mains located at the property.

Fire and Rescue Analysis (Appendix 11)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #08, Annandale. The property currently meets fire protection guidelines.

Utilities Planning and Design Analysis (Appendix 12)

There are no drainage complaints filed with DPWES from the properties downstream of this site. No drainage recommendations were made for this application.

Fairfax County Public Schools (Appendix 13)

The proposed development would be served by the following public schools: Columbia Elementary, Holmes Middle, and Annandale High. Currently, Columbia Elementary does not exceed capacity nor is expected to by 2005-2006. Holmes Middle is expected to exceed capacity in the 2001-2002 school year, whereas Annandale High is projected to exceed capacity by 2005-2006. This development is projected to increase the number of elementary school students by 3, increase middle school students by 1 and increase high school students by 2.

Land Use Analysis (Appendix 5)

The proposed residential townhouse development, Aspen Hills, has a density of 5.1 du/ac, maintains the limits of the environmental quality corridor (EQC) and commits to dedicating Parcel A to the Fairfax County Park Authority. The Comprehensive Plan recommends that the 5.9 acres north of Indian Run be developed at a density of 5-8 du/ac and the 1.6 acre portion south of the run be developed at a density of 1-2 du/ac. In light of the site being split planned the density range is 4-6.66 du/ac. This residential infill site conforms with the use

and density prescribed in the Comprehensive Plan. Furthermore, it is compatible with the surrounding neighborhood by providing an effective transition from the higher density townhouse development to its west and the detached dwellings on its east. Additionally this development protects the limits of the EQC and enhances the recreational amenities in the area by dedicating the site's stream valley to the Park Authority in an effort to complement the linear park to the site's west.

Issue: Usable open space

The applicant had not shown adequate usable open space on the initial CDP/FDP.

Resolution:

The CDP/FDP was revised on August 10, 2001, to show additional usable open space as a result of five dwelling units being eliminated and more open space being provided at the end of the townhouse units. Additionally, the applicant has depicted a trail along the stream valley and a trail connection from the development.

Issue: Tot lot location

The tot lot was originally shown on the west side of the site, near Brentleigh Court. This location was exposed to vehicular traffic on Brentleigh Court and did not maximize pedestrian access to the play area.

Resolution:

On the revised CDP/FDP dated August 10, 2001, the tot lot was relocated to the east side of the property; further away from vehicular traffic and more easily accessible to the residents of Aspen Hill.

Issue: Buffer

The original CDP/FDP showed insufficient plantings along the eastern property boundary where this site abuts single-family detached dwellings and where there is a screening and barrier requirement and along the western property boundary.

Resolution:

The revised CDP/FDP shows significantly more trees to be planted along both the eastern and western property boundaries. The additional trees depicted on the CDP/FDP provide an adequate screening buffer.

Issue: Building elevations – Design standards

The applicant did not provide building elevations, design details or specify the minimum privacy yards with the initial submission. This information is critical in assessing this application for a P-District classification.

Resolution:

The proffers address the design of the townhouses stating that the front facades will be brick, masonry or stone exclusive trim and architectural features. The proffers also state that the units shall be designed as shown conceptually on Sheet 3 of the CDP/FDP.

Residential Density Criteria

This development is proposed at a density of 5.1 du/ac which is above base, but below the high end, of the recommended density range of 4-6.66 du/ac on this split zoned site. In order to receive favorable consideration for any rezoning request above the base of the density range, fulfillment of at least half (50%) of the relevant development criteria is desirable.

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off -site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation.
(HALF CREDIT)

The applicant's plan proposes a development of a scale which complements the existing surrounding neighborhoods, and the proposed lots are comparable in size to others in the immediate vicinity. The development will provide a buffer of vegetation along the eastern and western property lines. The applicant has also shown landscaping near the stormwater pond, along the frontage and in the individual residential lots. While the applicant has not provided a tree preservation plan, they have proffered to provide tree preservation at the time of site plan review. However, this proposal requests a PDH Zoning District; as

such, it is subject to higher design standards. The applicant has shown unit elevations on the CDP/FDP and proffered to brick or block facades for the units. Additionally, the developer has a tot lot on site and proffered to dedicate the southern portion of the site to the Fairfax County Park Authority. In staff's determination, this P-district meets many of the higher standards; however, it is deficient in some areas. The excess parking along the north side of the site near Little River Turnpike does not enhance the residential design of this development and would be better designated as a landscaped area. Furthermore, the substandard driveway lengths, which have the potential to cause sidewalk obstructions when cars use them for parking, are not deemed to facilitate efficient pedestrian circulation on site. In light of some deficiencies with this plan, staff believes that half credit has been achieved on this criterion.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development to alleviate the impact of the proposed development on the community. **(NOT APPLICABLE)**
3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **(NOT APPLICABLE)**
4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(NOT APPLICABLE)**
5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(FULL CREDIT)**

The applicant has proffered to dedicate Parcel A, which is over 2 acres to the Park Authority. They have also proffered to construct a stream valley trail so that the area may be used for active recreation purposes. In staff's analysis this criterion is fully met.

6. Provide usable and accessible open space area and other passive recreational facilities in excess of County ordinance requirements than those defined in the County's Environmental Quality Corridor policy. **(FULL CREDIT)**

This application is proposing to provide open space; however, a large percentage of that will be dedicated to the Park Authority for which they received

credit on criterion 5. The remaining open space will be over 30%, which still exceeds the minimum requirement of this district which 25%. The open space is accessible and usable. In light of the fact that the open space is accessible and usable; this criterion is fully met.

7. Enhance, preserve or restore natural environmental resources on-site (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. **(FULL CREDIT)**

The applicant proposes to maintain the limits of clearing and grading as depicted on the CDP/FDP to preserve the EQC south of the townhouses and along the eastern and western property boundaries. Additionally, the applicant has proposed to transplant trees previously near the private club building to the western and eastern buffering area. The applicant has also committed to working with the Urban Forestry Division to ensure that certain large and/or quality trees are preserved.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(FULL CREDIT)**

Since the application proposes a total of 39 new dwelling units, it is not subject to the Affordable Dwelling Unit Ordinance. However, Appendix 9 of the Land Use Element of the Board of Supervisors adopted Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential and non-residential density/intensity in excess of the low end of the density range recommended in the Comprehensive Plan. The Plan specifies that applicants should not achieve a density above the base limit of the Plan absent a contribution of land or units for affordable housing. Alternatively, this can be achieved by providing a contribution to the Housing Trust Fund. An appropriate contribution, as adopted by the Board, requires a contribution in an amount equivalent to ½ % of the sales price of each of the proposed units. The proposed density of 5.1 du/ac does exceed the base limit of the Plan range. Therefore, a contribution equal to one-half of one percent of the projected sales price of the proposed units, at a

minimum, is appropriate. The applicant has provided this level of contribution in the proffers, and thus receives full credit.

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage.

(NOT APPLICABLE)

10. Integrate land assembly and/or development plans to achieve Plan objectives. **(NO CREDIT)**

This project involves no consolidation. Although the Plan does not call for consolidation in this case, development of this site could have been improved if it had been consolidated with the adjacent residential properties to the east and/or west. The site's narrow and deep lot configuration along with its numerous easements make it difficult to develop without a series of waivers and modifications. Consolidation could have eased some of the constraints on the parcel. Furthermore this applicant has declined to construct pedestrian connections with the neighboring parcels, without which integration is not achieved.

SUMMARY: The applicant has satisfied 4.5 of the 6 applicable criteria, or 75%. Staff believes that the proposed development satisfies sufficient applicable criteria to merit favorable consideration of the requested density.

ZONING ORDINANCE PROVISIONS

Waivers/Modifications

Sidewalk

The applicant has requested that the trail requirement along the south side of Little River Turnpike be modified in favor of a five-foot wide sidewalk. The properties adjacent to the subject site have sidewalks and the applicant believes that they can better integrate a sidewalk into the frontage improvements that they are planning. In light of the fact that there is a service drive on the south side of Little River Turnpike, and there are sidewalks on the adjacent properties, staff supports this modification request.

Transitional screening

The applicant has also requested a transitional screening modification along the eastern boundary based on Par. 3 & Par. 4, Sect. 13-304, which state that:

"Transitional screening may be modified where the building, a barrier, and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

"The transitional screening yard width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall instead of the lesser barrier indicated by the matrix. This wall may be reduced to a height of six (6) feet where the Director deems such a height will satisfy the purpose and intent of this part."

Under the Zoning Ordinance single-family detached dwellings require Transitional 1 screening when they abut single-family detached dwellings. Along the eastern property boundary Aspen Hill does abut single-family detached dwellings. This requires a 25 foot buffer depth. Although this development can achieve this standard it can not plant in more the 13' of the depth of that buffer because of a water easement. Staff believes that with construction of a 6 foot tall brick or block wall and the plantings shown on the CDP/FDP this modification of the screening requirement meets the intent of the Transition 1 requirement.

Maximum length of private street

The final request that the applicant is making is for a waiver of the maximum private street length of 600 feet. As proposed the private street in Aspen Hill runs north and south through the middle of the site with townhouses on both sides. At this point the applicant has made no commitments concerning the private road. Staff does not object to approval of such a waiver if a commitment is provided to construct the private street with a pavement section (depth and materials) that conforms with the requirements of a public street. Staff is working with the applicant on a proffer addressing the quality of the private street and which references the fact that the homeowners will be notified concerning maintenance responsibilities of the residents.

Other Zoning Ordinance Requirements:

Standards for all Planned Developments (Sect. 16-100)

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject.

Sect. 16-101, General Standards

The first general standard requires that the planned development conform with the Comprehensive Plan (Par. 1). As noted in the Land Use Analysis, the proposed development proposes a density that is within the range recommended by the Plan. It is compatible with neighborhood and serves an effective transition from higher to lower density residential uses. Therefore, this standard is satisfied.

The second General Standard addresses whether or not the planned development is of such a design that it achieves the purpose and intent of a planned development more than would be development under a conventional district (Par. 2). The purpose and intent of the PDH District are to encourage innovative and creative design and facilitate the most advantageous construction techniques in the development of land for residential uses; to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development. Staff has determined that this standard has been satisfied. While the site is constrained, the amount, location and type of open space is efficient and ample.

The third general standard addresses the efficient use of the available land and protection of scenic assets and natural features such as trees, streams and topographic features (Par. 3). Staff has determined that this standard has been satisfied as outlined in the previous discussions regarding preservation of the EQC and open space.

The fourth general standard states that 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 (Par. 4). Staff believes that although this parcel could have been effectively consolidated with adjacent residential properties and had positive results, this development does not create a deleterious impact on adjacent properties. The development will provide frontage landscaping as well as individual lot landscaping; it will also provide brick or block building frontage facades and buffers between the existing developments and the new residences. Furthermore, it protects the stream valley and sufficiently buffers itself from the adjacent single-family homes along Old Columbia Road.

The fifth general standard addresses the adequacy of public facilities in the vicinity (Par. 5). As noted in the Public Facilities Analysis, the site is located in an area where services are already provided and have sufficient capacity.

The sixth general standard requires that the development provide coordinated linkages between internal facilities as well as connections to external facilities at a scale appropriate to the development (Par. 6). The applicant is providing sidewalks internal to the development and a sidewalk along the street frontage. Currently the applicant is showing a trail along the valley stream and a connection to it. (However, the applicant is considering escrowing the money for the trail rather than building it.) The applicant has not shown any interparcel pedestrian connections though staff has recommended them. Staff is still working with the applicant on addressing these connections.

Sect. 16-102. Design Standards

The first design standard specifies that, regarding compatibility with adjacent development, the peripheral yards shown on the CDP/FDP should generally conform with the setbacks for the most similar conventional district. The most similar conventional district is the R-8 District, which requires a minimum front yard of not less than five (5) feet, a side yard of ten (10) feet and a rear yard of twenty (20) feet for single family attached dwelling units. Along the northern property boundary the proposed setback is approximately ninety-seven (97) feet, along the eastern boundary the proposed setback is about sixty (60) feet and along the western boundary the proposed setback is about thirty-eight (38) feet. Staff has determined that this standard has been satisfied.

The second design standard states that other applicable provisions of the Ordinance such as off-street parking, landscaping, signs, etc. are applicable to planned developments (Par. 2). There is sufficient parking to meet the requirement of 2.3 spaces per dwelling unit, these spaces are provided within the garage and in number of shared spaces. There are an adequate number of visitor parking spaces that are mostly distributed toward the north end of the site. There is a plan detail for the proposed community entrance sign, there is some basic information regarding the landscaping to be provided on each lot. Therefore, this standard has been satisfied.

Design Standard Number 3 specifies that the street systems conform with the applicable requirements and that a network of trails be provided to provide access to recreational amenities open space, public amenities, vehicular access routes and mass transit facilities (Par. 3). A trail is planned along Indian Run; and a pedestrian connection is shown to the trail; the proffers do address how the trail is to be constructed, but also leaves an option for the money to be escrowed at site plan review. There is a tot lot shown on the FDP. As discussed elsewhere in this report, the open space is accessible to all the lots and is usable. Staff is still working with the applicant to get a more certain commitment that the valley stream trail will be constructed.

The following table illustrates how the proposed development compares to the bulk standards of the most similar district to the PDH-8 District which is the R-8 District. This review standard is prescribed in Sect. 16-102 (1) of the Zoning Ordinance.

Bulk Standards (R-8)		
Standard	Required	Provided
Minimum District Size	2.0 acres*	7.65 acres
Lot Size	None as proposed for single-family attached	Minimum lot – 1,632 sq. ft.
Lot Width	18 feet minimum	None shown
Building Height	35 feet	35 feet
Front Yard	15° ABP, but not less than 5 feet	16 feet
Side Yard	15° ABP, but not less than 10 feet	Minimum of 5 feet where dwellings are not attached
Rear Yard	30° ABP, but not less than 20 feet	12 feet
Privacy Yard	200 square feet	Not shown
Open Space	25%*	62.8%
Parking Parking Spaces	90 spaces	112 spaces

*Requirement specified under PDH standards.

Summary of Zoning Ordinance Provisions

The application as submitted generally satisfies the applicable design and general standards for the approval of a PDH District as outlined in Article 16.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This is an application to rezone 7.65 acres of land from the R-2 District to the PDH-8 District in order to develop a subdivision containing thirty-nine (39) single-family attached dwellings. In staff's analysis, the proposed use is consistent with the plan language recommending increased residential density on this site. In staff's evaluation, with incorporation of the draft proffers the application is in harmony with the Comprehensive Plan and conforms with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of RZ 2001-MA-017 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of FDP 2001-MA-017, subject to the Board's approval of RZ 2001-MA-017.

Staff recommends approval of the modification of the trail requirement along Little River Turnpike in favor of that shown on the CDP/FDP.

Staff recommends approval of the modification of the screening and barrier requirement along the eastern property boundary in favor of that shown on the CDP/FDP.

Staff recommends approval of the waiver of the maximum length of private street in favor of that shown on the CDP/FDP.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification

APPENDICES (Cont.)

4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental and Urban Forestry Analyses
7. Fairfax County Park Authority
8. Sanitary Sewer Analysis
9. Water Analysis
10. Fire and Rescue
11. Utilities Planning and Design Analysis
12. Fairfax County Schools
13. Zoning Ordinance Provisions
14. Glossary of Terms

DRAFT PROFFERS

Ivy Development, L.C.

RZ 2001-MA-017

August 17, 2001

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, the owners and Ivy Development, L.C. (hereinafter referred to as the "Applicant"), for themselves, successors and assigns in RZ 2001-MA-017, filed for property identified as Tax Map 71-2 ((1)) 27, (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-8 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development. These proffers shall replace and supersede any previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN -

- a. Subject to the provisions of Section 16-403 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 CDP/FDP, prepared by Planning & Development Services, Inc. dated March 12, 2001 and revised through August 10, 2001.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed subdivision at time of site plan submission based on final house locations, building footprints, utility locations, and final engineering design, provided that such adjustments do not decrease the amount and location of open space, tree save, or distances to peripheral lot lines.

2. TRANSPORTATION -

- a. The Applicant shall construct a five (5) foot wide concrete sidewalk within the residential development on both sides of the private street, as shown on the CDP/FDP.
- b. The private streets shown on the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual for public streets as approved by DPWES. Purchasers shall be advised of the requirement to maintain private streets prior to entering a contract of sale. The requirement to maintain the street as constructed shall be included in the homeowners association documents prepared for the Application Property.

3. LANDSCAPING AND OPEN SPACE -

- a. Applicant shall provide landscaping on the Application Property as shown on the CDP/FDP.

- b. Applicant shall install landscaping adjacent to the Brentleigh Subdivision and the individual single family detached homes on Columbia Road as shown on the CDP/FDP, and as reviewed and approved by the Urban Forestry Division of DPWES. Said landscaping shall include a minimum of eleven (11) existing trees to be transplanted from other portions of the Application Property, shrubs, and deciduous trees, measuring three inches in caliper, and evergreens measuring eight to ten feet in height. Applicant shall be responsible for maintenance of landscaping, which shall include the replacement of any dead or dying trees during construction and until final bond release. Subsequent to final bond release, the homeowners association established for the proposed development shall be responsible for the maintenance of the landscaping, which shall include the replacement of any dead or dying trees.
- c. For the purposes of maximizing the preservation of trees in tree save areas, the Applicant shall prepare a tree preservation plan. The Applicant shall contract with a certified arborist (the "Project Arborist") to prepare a tree preservation plan to be submitted as part of the first site plan submittal. The tree preservation plan shall be reviewed and approved by the Urban Forestry Branch. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees twelve (12) inches or greater in diameter, measured 4 ½ feet from the ground, and located within twenty (20) feet of the limits of clearing and grading for the entire Application Property. The condition analysis shall be prepared using methods outlined in the latest 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, but are not limited to, crown pruning, root pruning, mulching and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther than ten (10) feet apart, shall be placed at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performances of any clearing and grading activities on the site. All tree preservation activities, including installation of tree protection fencing, shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to the installation of necessary utility lines, trails and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. The Applicant and Project Arborist shall walk the limits of clearing and grading with an Urban Forestry Division representative to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading.

The County Urban Forester may require modifications of such plans to the extent these modifications do not alter the number of dwelling units shown on the CDP/FDP, reduce the size of the proposed units, significantly move their location on the lot, or require the installation of retaining walls greater than two (2) feet in height. Trees that are not likely to survive construction due to their proximity to disturbance shall also be identified at this time and the Applicant shall remove such trees as part of the clearing operation. Any tree designated for removal at the edge of the limits of clearing and grading and within the tree preservation area shall be removed using chain saws. The stump shall be cut as close to ground level as practical. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to the tree preservation area.

- d. Subject to the receipt of the necessary permission from the owner, Applicant shall plant five (5) evergreen trees, eight (8) to ten (10) feet in height at time of planting, on the adjacent parcel identified among the Fairfax County tax map records as 71-2 ((9)) 1. Location and species of trees to be coordinated with the property owner. Said trees to be maintained in the future by the property owner.
- e. Subject to the receipt of the necessary permission from the owner, Applicant shall plant two (2) evergreen trees, eight (8) to ten (10) feet in height at time of planting, on the adjacent parcel identified among the Fairfax county tax map records as 71-2 ((29)) A, as shown on the CDP/FDP. Location and species of trees to be coordination with the Board of Directors of the Brentleigh Homeowners Association. Said trees to be maintained in the future by the Brentleigh Homeowners Association.
- f. Off-site plantings shall be installed subsequent to site plan approval, or as soon as reasonably practical subject to receipt of necessary permission and weather conditions.
- g. In order to preserve and protect the Environmental Quality Corridor (EQC) as delineated on the CDP/FDP, the limits of clearing and grading shall strictly conform to the limits as shown on the CDP/FDP, subject to installation of utilities. Any such utilities shall be located and installed in the least disruptive manner possible to minimize damage to trees as determined by DPWES. A replanting plan in accordance with the Public Facilities Manual shall be developed and implemented, as approved by the Urban Forestry Division for any areas outside the limits of clearing and grading that must be disturbed.

4. PARKS AND RECREATION -

- a. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of nine hundred fifty-five dollars (\$955.00) per approved lot for on-site recreation facilities consisting of a tot lot and benches as shown on the CDP/FDP. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority at time of site plan approval for recreation facilities in the vicinity of the Application Property.

- b. Subject to acceptance by the Fairfax County Park Authority, at time of site plan approval, the Applicant shall dedicate and convey to the Fairfax County Park Authority, for public park purposes, that portion of the Application Property identified as Parcel A and consisting of approximately 99,000 square feet as shown on the CDP/FDP. Should Parcel A not be accepted by the Fairfax County Park Authority, Parcel A shall be maintained as open space and conveyed to the homeowners association established for the proposed development.
- c. At time of site plan approval, subject to approval of the Fairfax County Park Authority, Applicant shall design and construct an eight (8) foot wide asphalt trail within Parcel A as shown on the CDP/FDP in accordance with the trails plan for the Indian Run Steam Valley Park, which is part of the existing County-wide trail system. Said trail shall be designed to Public Facilities Manual standards. Trail shall be field located to ensure preservation of mature trees located on the Application Property to the greatest extent feasible. Cleared area shall be stabilized and revegetated upon completion of trail construction. At time of site plan submission, Applicant shall request the ability to escrow funds in lieu of construction, and in coordination with the Mason District Supervisor's office.

5. STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICE

- a. The Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP), which may include, but not be limited to, BMP alternatives such as infiltration trenches and rain gardens, in the location as generally shown on the CDP/FDP and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless modified by DPWES. The SWM pond shall not be located with the EQC, as identified on the CDP/FDP.
- b. The Applicant shall provide landscaping around the SWM pond as shown on the CDP/FDP and to the extent possible in keeping with the planting policies of DPWES.
- c. Access for maintenance of the SWM pond shall be provided as shown on the CDP/FDP. The Applicant shall not extend nor use the SWM pond access road for any purpose other than that of maintenance of the SWM pond and its immediate vicinity.

6. AFFORDABLE HOUSING -

At the time of final subdivision plat approval, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one-half of one percent (1/2%) of the estimated sales price of each house to be built on an approved lot to assist Fairfax County's low and moderate income housing goals. The estimated sales price shall be determined by the Applicant in consultation with the staff of the Fairfax County Department of Housing and Community Development (HCD) and the DPWES. The timing and amount of this contribution may be modified at the Applicant's sole option based on the adoption of a future amendment to the timing and/or formula, if such amendment is adopted by the Board of Supervisors.

7. NOISE ATTENUATION -

- a. Applicant shall achieve an interior noise level of approximately 45 dBA Ldn in all units located within 340 feet from the centerline of Little River Turnpike in the area identified as having levels between 65 and 70 dBA Ldn. All limits within this impacted area will have the following acoustical attributes as determined by DPWES:
 1. Exterior walls shall have a laboratory Sound Transmission Classification (STC) of at least 39.
 2. Doors and glazing shall have an STC of at least 28. If glazing constitutes more than 20 percent of any façade, they shall have the same laboratory STC ratings specified for exterior walls.
 3. Adequate measures to seal and caulk between surfaces will be provided and shall follow methods approved by the American Society of Testing and Materials to minimize sound transmission.
- b. For privacy yards and outdoor recreational areas exposed to noise levels above 65 dBA Ldn, solid wood privacy fences shall be considered as a sound attenuation measure. These fences shall conform to Zoning Ordinance regulations.
- c. Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units.
- d. The Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated, through an independent noise study as reviewed and approved by DPWES that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less.

8. DESIGN -

- a. Residential dwellings constructed on the Application Property shall meet thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by the DPWES, for either electrical or gas energy systems.
- b. Applicant shall design the residential dwellings on the Applications Property as conceptually shown in the architectural renderings on sheet 3 of the CDP/FDP. Proposed units located on Lots 1-4 shall front on Little River Turnpike (Route 236). Front facades shall be brick, masonry, or stone facing, exclusive of trim and architectural features. A two car garage shall be provided for each residential dwelling.
- c. Each residential dwelling shall have a minimum rear yard of 12 feet, a minimum two hundred (200) square foot privacy yard, and a minimum front yard of 16 feet, with a minimum driveway length of 16 feet. Driveways, even with a length of eighteen (18) feet, shall not be utilized to satisfy parking requirements.

- d. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g. parking of vehicle). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and the Fairfax County Board of Supervisors. Purchasers shall be advised of the use restriction prior to entering into a contract of sale and in the homeowner's association documents.
- e. Applicant shall install a six (6) foot high wall of architectural block or brick on the west side of an existing Fairfax County Water Authority easement located on the east property line of the Application Property as shown on the CDP/FDP. Said wall shall include two gates: one located between proposed Lots 29 and 30, and one located on the southwest side of proposed Lot 24. Gates shall be kept locked and access controlled by the homeowners association established for the residential community. Landscaping shall be provided as shown on the CDP/FDP.. Said wall and landscaping shall be maintained by the homeowners association established for the residential community.
- f. Applicant shall extend the existing chain link fence along the western property line to the north toward Little River Turnpike (Route 236) as shown on the CDP/FDP. Fence location shall meander to preserve existing trees.

9. MISCELLANEOUS -

- a. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.
- b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c. The Applicant shall establish a homeowners association for the proposed development to own, manage and maintain the open space identified on the CDP/FDP, and all other community owned land and improvements.
- d. All of the improvements described herein shall be constructed concurrent with development of the Application Property.
- e. No temporary signs (including "popsicle" style 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 by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Application Property to adhere to this proffer.
- f. The existing play area utilized by adjacent owners and shown on the CDP/FDP is subject to a lease, which shall expire on October 31, 2005, and Applicant shall not extend the term of the

lease. At time of lease expiration, the homeowners association established for the proposed development shall remove existing play equipment and revegetate the play area. Applicant shall escrow, on or before final bond release, the sum of five thousand (\$5,000.00) dollars into an account owned and controlled by the homeowners association established for the proposed development, to be utilized for this purpose.

- g. Applicant shall provide written notice of the pre-construction conference to abutting homeowners in accordance with Par. 1 of Sect. 17-107 of the Zoning Ordinance so that abutting homeowners may attend said meeting for informational purposes. Such written notice shall be sent by certified mail postmarked a minimum of ten (10) days before the day of the pre-construction conference. Copies of the written notice shall be provided to the Mason District Supervisor's Office and the Zoning Administrator ten (10) days prior to the pre-construction conference.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/CONTRACT PURCHASER
IVY DEVELOPMENT, L.C.

By: _____

Name: _____

Title: _____

**TITLE OWNER:
CASEY CLUB ASSOCIATION, INC.**

By: _____

Name: _____

Title: _____

TITLE OWNER:
SOUTHERN REGION INDUSTRIAL REALTY, INC.

By: _____

Name: _____

Title: _____

July 17, 2001

D. :

(enter date affidavit is notarized)

I, Lynne J. Strobel, Agent, 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

2001-62d

in Application No(s): RZ 2001-MA-017
(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)
- Casey Club Association, Inc.	6729 Little River Turnpike Annandale, Virginia 22003	Owner
- Richard P. Owen		Agent
- Ivy Development, L.C.	2700 Lena Court Oakton, Virginia 22124	Applicant/Contract Purchaser
- Stephen A. Bannister		Agent
- Planning & Development Services, Inc.	10012 Island Fog Court Bristow, Virginia 20136	Planners/Landscape Architect/Agent for Applicant/Contract Purchaser
- Paul R. Jeannin, Jr.		Agent
- Bowman Consulting Group, Ltd	14020 Thunderbolt Place Chantilly, Virginia 20151	Engineers/Agent for Applicant/ Contract Purchaser
- Michael G. Bruen		Agent
- Walter C. Sampsell, III		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.

DATE: July 17, 2001
(enter date affidavit is notar)

2001-62d

for Application No(s): RZ 2001-MA-017
(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)

Casey Club Association, Inc.
6729 Little River Turnpike
Annandale, Virginia 22003

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.
[X] 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)

[Blank lines for shareholder names]

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Richard P. Owen, Pres., Director Richard (nm)Webb, Treasurer Edward W. Healy, Director
Vincent P. Apostolico, Sr., VP John V. Wenderoth, Director Irwin J. Oliver, Director
Ronald J. Plavchan, Sec. Joseph C. Covas, Director

(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: July 17, 2001
(enter date affidavit is notarized)

2001-62d

for Application No(s): RZ 2001-MA-017
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Ivy Development, L.C.
2700 Lena Court
Oakton, Virginia 22124

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)
Stephen A. Bannister, Manager/Member

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Planning & Development Services, Inc.
10012 Island Fog Court
Bristow, Virginia 20136

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)
Paul R. Jeannin, Jr.—Sole Shareholder

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: July 17, 2001
(enter date affidavit is notarized)

2001-62d

for Application No(s): RZ 2001-MA-017
(enter County-assigned application number(s))

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

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Gary P. Bowman Michael G. Bruen Patrick D. Quante
Andres I. Domeyko Mark S. Stires
Walter C. Sampsell, III

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wetland Studies & Solutions, Inc.
14088-M Sullyfield
Chantilly, Virginia 20151

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Michael S. Rolband- Sole Shareholder

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: July 17, 2001
(enter date affidavit is notarized)

2001-62d

for Application No(s): RZ 2001-MA-017
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The Land Planning & Design Group Corp.
2730 Hillside Court
Ijamsville, MD 21754

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)
James L. Baish, sole shareholder

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich, & Lubeley, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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

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

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: July 17, 2001
(enter date affidavit is notarized)

2001-629

for Application No(s): RZ 2001-MA-017
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

NONE

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

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

NONE

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

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

DATE: July 17, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MA-017
(enter County-assigned application number(s))

2001-62d

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 *Lynne J. Strobel* Applicant's Authorized Agent

Lynne J. Strobel, Agent

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

Subscribed and sworn to before me this 17th day of July, 2001, in the State/Comm. of Virginia, County/City of Arlington.

Margaret C. Miller
Notary Public

My commission expires: 12/31/2003

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

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March 27, 2001

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

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

MAR 29 2001

Re: Proposed Rezoning
 Applicant: Ivy Development, L.C.

ZONING EVALUATION DIVISION

Dear Ms. Byron:

Please accept the following as a statement of justification for the rezoning of approximately 7.65498 acres from the R-2 District to the PDH-8 District.

The Applicant is the contract purchaser of approximately 7.65498 acres in the Mason Magisterial District, which are identified among the Fairfax County tax map records as 71-2((1)) 27 (the "Subject Property"). The Subject Property is located on the south side of Little River Turnpike (Route 236) and is currently developed with a non-residential use. The surrounding area includes residentially and commercially zoned properties; the property to the west is developed with a townhouse community and the property to the east is developed with a commercial use (adjacent to Route 236) and residential uses. The Applicant proposes a rezoning for residential development that will be compatible with existing development and surrounding uses and protects the Indian Run Stream Valley.

The Applicant proposes a single family attached residential community that meets the requirements of the PDH-8 District. The Applicant has prepared and submitted a Conceptual/Final Development Plan (CDP/FDP) which illustrates a community of 44 single family attached dwelling units at a density of 5.748 dwelling units per acre. The Applicant's proposal is in harmony with the recommendations of the Fairfax County Comprehensive Plan (the "Plan"). The Subject Property is located within the Indian Run Community Planning Sector of the Area I Comprehensive Plan (the "Plan"). The Plan does not include any specific text with regard to development of the Subject Property, but

does suggest that infill development should be of a compatible use, type and intensity to existing stable residential neighborhoods. The Plan text for this area does recommend protection of the EQC associated with the Indian Run Stream Valley Park. The Plan map recommends residential development of the Subject Property at a density of five to eight dwelling units per acre on the north side of Indian Run and one to two dwelling units per acre on the south side of Indian Run. A blended calculation of the recommended density results in a maximum permitted density of 6.663 dwelling units per acre. Therefore, the Applicant's proposal of 5.748 dwelling units per acre is in harmony with the Plan recommendations.

The proposed residential development will be served by a single access to Little River Turnpike. The Subject Property's frontage is already improved with an existing service drive, which the Applicant will retain for access. The community will be served by private streets as typical of townhouse developments in Fairfax County. A sidewalk will be provided throughout the community in order to facilitate pedestrian access. The proposed interior townhomes will be 24 feet wide and end units will be up to 26 feet wide. All units will include a two-car garage. Guest parking is provided in several locations within the community to ensure adequate on-site parking. The proposed townhomes are set back from Little River Turnpike to ensure privacy, and a tot lot is provided as a part of the community to ensure a place for children to play.

A large amount of open space is preserved at the rear of the community, which is adjacent to Indian Run Stream Valley Park. The open space preserves Resource Protection Area, EQC, and the 100 year flood plain. The Applicant has retained significant mature vegetation in this area, which is adjacent to the Indian Run Stream Valley Park. The open space outside of the EQC Limits includes attractive upland vegetation. This open space will provide an appropriate buffer to adjacent properties developed with single family detached residential dwelling units. Landscaping is proposed around the stormwater management pond as well as along the perimeter of the Subject Property. All of these measures result in an appropriate buffer to surrounding uses. The Applicant's proposal is also in harmony with the Plan recommendation for preservation of the Indian Run Stream Valley.

The proposed residential community will complement the established development pattern in this area of Fairfax County. A rezoning of the Subject Property to a P District provides the flexibility to create an innovative design for a proposed community that is planned for single family attached development and preserves significant open space. This flexibility in design culminates in a community that exhibits high standards of design, and an efficient lot layout that will allow for the preservation of approximately 4.5 acres of open space. Specifically, the PDH-8 District and the submitted CDP/FDP provide the following benefits to the surrounding community:

- The Applicant has been able to design a community that is compatible with the existing development pattern but innovative in its design. The Applicant proposes single family attached dwelling units in an area that is

already significantly developed. The Applicant's proposal serves as a complementary use to existing townhouse development to the west and commercial development on the east. In addition, the community will create an appropriate transitional use to adjacent single family detached homes. The Applicant's attention to detail in creating buffers and open space will result in a marketable product that will enhance the area. The proposed open space at the rear of the Subject Property preserves environmentally sensitive land and also provides a buffer of mature trees to single family detached development. In addition, the Applicant's proposal represents a continuation of the Indian Run Stream Valley Park, which buffers the more intensive uses located along Little River Turnpike to established single family detached neighborhoods located further south. The Applicant's proposal also replaces an existing non-residential use with a residential community which is more appropriate in this location. On-site amenities include a tot lot, pedestrian access, and large percentage of open space. Each of these elements reflects the standards of layout, design and construction as required in the Planned Development District Regulations of the Fairfax County Zoning Ordinance (the "Ordinance"), which in turn will enhance and complement the quality of the neighborhood. The proposed community is consistent with housing types in the area as well as the density recommended by the Plan.

- The proposed access from Little River Turnpike minimizes any impact on traffic in the surrounding area. There will be no inter-parcel connections that may result in cut through traffic through existing neighborhoods. In addition, the Subject Property is already served by a service drive, which will be maintained to minimize impacts on Little River Turnpike.
- The proposed application represents an opportunity to replace a non-residential use with a residential community, which is more in keeping with the character of the area. Although the Subject Property is narrow, the Applicant has designed a layout which includes appropriate buffers, additional landscaping, and sufficient setback from Little River Turnpike. The CDP/FDP illustrates that the four units in proximity to Little River Turnpike will front onto this roadway. This will create a visually pleasing entrance for the community and also for those utilizing this heavily traveled roadway.

The proposed development of the Subject Property meets all required recommendations of the Plan, the purpose and intent of the PDH District, and complies with all required ordinances, standards and regulations, except as noted on the CDP/FDP. In addition, the proposed residential development meets the following land use objectives of the Plan:

The County's land use plan should provide a clear future vision of an attractive, harmonious and efficient community.

The Plan recognizes this area as appropriate for residential development. The Plan recommends that a portion of the Subject Property be developed at a density of 5-8 dwelling units per acre and a portion of the Subject Property be developed residentially at a density of 1-2 dwelling units per acre. The blended calculation of recommended density results in a maximum of 6.663 dwelling units per acre. The proposed development of 5.748 dwelling units per acre is within this recommendation and may be considered infill development that is compatible in use, type, and intensity with the surrounding area. Further, the Applicant's proposal represents an opportunity to create an appropriate transitional use between existing residential and commercial development. Further, the proposed community will be supported by existing transportation and public facilities in the area.

Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

The Applicant's proposed community will enhance the surrounding neighborhood and add to its stability. This application represents an opportunity to replace an existing non-residential use with a residential community that complements existing established uses. In addition, the Applicant's preservation of open space at the rear of the Subject Property creates an appropriate buffer to an existing stable, single family detached neighborhood. In addition, the Applicant's community has a single access to an existing service drive, which eliminates the possibility of any impacts associated with traffic on adjacent communities. The P District allows for an innovative and creative design on a narrow parcel that results in useable open space, preserves environmentally sensitive areas, enhances the urban environment, and adds to the mix of housing types in the area. The Applicant's proposal meets these objectives.

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.

The proposed infill development is within an established area of Fairfax County and will be compatible with these existing uses. The proposed community is designed at a compatible scale with surrounding communities and can be supported by adequate public facilities and transportation systems. In addition, a number of retail services are located in the area including the Pinecrest Shopping Center. Recreational opportunities also exist including Pinecrest Golf Course, the Indian Run Stream Valley Park, and the George Mason Branch Library. A large percentage of the Subject Property would be preserved as open space. This open space includes preservation of Resource Protection Area, EQC,

March 27, 2001

Page 5

and the 100 year flood plain, and continues a corridor of the Indian Run Stream Valley Park. No adverse impacts are anticipated on the adjacent stable residential communities. In fact, the stability of the existing neighborhood will be enhanced by the proposed development.

The proposed rezoning and submitted CDP/FDP are consistent with the Plan and the purpose and intent of the PDH-8 District. A development of 44 single family attached homes is compatible with existing development and will enhance the area. In addition, the proposal is consistent with the Plan and supported by existing public facilities.

Should you have any questions regarding this submission or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

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


Lynne J. Strobel

LJS:cs

cc: Steve Bannister
Paul Jeannin
Martin D. Walsh
Holly Tompkins

J:\VY\109529\byronletr3-23-01.doc

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis: RZ 2001-MA-017
Ivy Development, L.C.

DATE: 18 July 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and Conceptual/Final Development Plan (CDP/FDP) dated March 12, 2001. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant proposes to rezone a 7.65 acre parcel of land from the R-2 District to the PDH-8 District in order to permit townhouse development of 44 dwelling units at a density of 5.74 du/ac. Access into the site is proposed from Little River Turnpike, Route 236, via a private street shown to terminate at the southwestern end of the property. Approximately 60% of the site will be retained as open space, located in the southwestern portion of the site. Stormwater management is depicted immediately adjacent to the terminus of the private street. A single row of trees is depicted along the eastern boundary. A tot lot is depicted along the western boundary adjacent to a cul-de-sac serving the townhome community to the west.

LOCATION AND CHARACTER OF THE AREA

The site is located on the south side of Little River Turnpike in Annandale, approximately 600 feet east of the intersection of Little River Turnpike and Columbia Road. The site is zoned R-2 and planned for residential development at 5-8 du/ac north of Indian Run and 1-2 du/ac south of Indian Run. The property immediately west is developed with townhomes which are zoned R-8 and planned for residential development at 5-8 du/ac north of Indian Run and 1-2 du/ac south of Indian Run. The parcels to the east fronting on Annandale Road are zoned C-2 and C-5 and are planned for retail and other uses. The parcel to the immediate east fronting on Annandale Road is developed with the Annandale Office Center. The remaining property abutting the eastern lot line is developed with single family residences, zoned R-2 and planned for residential development at 1-2 du/ac. The land area to the south is planned for park and open space and is part of the Indian Run Stream Valley Park. To the north, across Little River Turnpike is a townhouse development zoned R-12 and planned for residential use at 12-16 du/ac.

COMPREHENSIVE PLAN CITATIONS

Plan Area: I **Planning Sector:** Indian Run Community Planning Sector
Annandale Planning District.

Plan Text: There is no site/parcel specific Plan text. However, on Page 70 of the 2000 edition of the Area I Volume, Annandale Planning District, the Comprehensive Plan states:

"Land Use

The Indian Run Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan . . ."

Plan Map: Residential, 5-8 du/ac north of EQC and 1-2 du/ac south of EQC

ANALYSIS:

The proposed development is conformance with the planned land use and density recommendations of the Comprehensive Plan. However, the following issues have been identified in connection with the application.

Issue: Density The applicant should demonstrate that the land area constrained by EQC/RPA and floodplain does not result in a density penalty under the Zoning Ordinance. The density tabulations should also include a minimum density range based on the dual plan ranges of 1-2 and 5-8 du/ac so that the proposed density and number of units can clearly be identified as being at the upper end of the density range.

Issue: Usable Open space The application has not taken advantage of the opportunities presented by the natural open space located in the southern portion of the site that is adjacent to the Indian Run stream valley park. Opportunities to create a passive recreational amenity and trail connections to the Park trail system should be considered.

Issue: Tot Lot The proposed tot lot is shown to be located immediately adjacent to a public street cul-de-sac, Brent Leigh Court, which serves the adjacent townhome subdivision. No physical barrier, landscaping, or buffer is proposed to protect this area as a safe environment for children. Re-location of the tot-lot elsewhere on the site is recommended to minimize exposure to vehicles and traffic patterns and to maximize pedestrian access to this amenity. The applicant should also clarify the status and ultimate disposition of the existing play yard along the eastern boundary which is leased by the adjacent Annandale Office Center.

Issue: Buffers The applicant proposes a modification of the screening requirements in favor of a 6 foot tall brick or masonry wall and 8 foot tall evergreens. In light of the large residential lots

which abut most of the eastern boundary, additional landscaping and buffering should be provided to protect the established stable character of the neighborhood. There is no buffer or screening yard required between the proposed development and the existing townhome community to the west. However, tree preservation or landscape plantings along the western boundary would be desirable to soften the transition between the established neighborhood and the proposed development.

Issue: Building Elevations - Design Standards The applicant has not provided architectural elevations of the proposed townhomes nor provided information on design details or development amenities which would be anticipated to justify development of a "P" District. The applicant should clarify that the minimum required privacy yards will be provided.

DMJ: BGD

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 2001-MA-017)

SUBJECT: Transportation Impact

REFERENCE: RZ/FDP 2001-MA-017, Aspen Hill
Traffic Zone: 1408
Land Identification Map: 71-2 ((1)) 27

DATE: August 1, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated March 12, 2001, and revised through July 1, 2001.

The subject application is a request to rezone 7.65498 acres from an R-2 District to a PDH-8 District for 39 single family attached dwelling units at a density of 5.1 units per acre. The proposed development will have a single access by means of an existing service drive to Route 236, Little River Turnpike.

This Department has no objection to the approval of this application, however, the minimum driveway length should be 18 feet not including the sidewalk instead of 16 feet as shown.

AKR/LAH/lah

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

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-2001-MA-017,
Aspen Hill

DATE: 18 July 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 July 1, 2001 and in the proffers date July 2, 2001. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

1. **Environmental Quality Corridors** (Objective 9, pp. 98 - 100, The Policy Plan)

“It is desirable to conserve a portion of the County's land in a condition that is as close to a predevelopment state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- **Habitat Quality:** The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- **"Connectedness":** This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- **Aesthetics:** This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- **Pollution Reduction Capabilities:** Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be

taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered."

2. **Chesapeake Bay Ordinance** (Objective 3, p. 94, The Policy Plan)

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

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

3. **Transportation Generated Noise** (Objective 4, pp. 95-96, The Policy Plan)

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

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

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

4. **Tree Preservation** (Objective 10, p. 101, 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 . . .”

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

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

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

ENVIRONMENTAL ANALYSIS:

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

1./2. **Environmental Quality Corridors/ Chesapeake Bay Ordinance**

Issue: This application has EQC, wetlands, and RPA associated with Indian Run. The revised Development Plan now shows the appropriate EQC boundary with no encroachments to the EQC except for a sewer line, a trail, and an outfall for the proposed SWM pond. Generally, SWM pond outfalls should not be located in the EQC. In this case, constraints of the topography onsite dictate that the outfall be located as shown. To offset the EQC impacts, the applicant is providing additional supplemental EQC/open space adjacent to lot 23. With the supplemental EQC area, the proposal is acceptable.

Suggested Solution: The proposal now meets the EQC and Chesapeake Bay Ordinance guidance in the Plan.

3. **Transportation Generated Noise**

Issue: Staff performed a preliminary highway noise analysis for this site based on projected traffic levels for Route 236. This analysis produced the

following noise contour projections (note: DNL dBA is equivalent to dBA L_{dn}) based on soft-site (vegetated) conditions:

DNL 65 dBA 340 feet from centerline
DNL 70 dBA 160 feet from centerline

Lots 1 - 7 are exposed to noise levels above DNL 65 dBA but below DNL 70 dBA. Due to the orientation of the proposed homes, the backyards for lots 1 - 7 will be shielded from Route 236. As a result, outdoor noise is not anticipated to be a problem. However, noise attenuation is still needed to meet the County's interior noise standard.

Suggested Solution: As requested by staff, the proffers now commit to providing the appropriate interior noise mitigation. The proffer should be revised to reference the 340-foot distance from centerline and noise levels between DNL 65 and 70 dBA.

4. **Tree Preservation**

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. The site is currently about two-thirds forested. The Development Plan shows a large tree preservation area in the western portion of the site. As requested by staff, the Development Plan now shows potential additional tree preservation along the property line.

Suggested Solution: This issue is now resolved. During site development, the applicant should contact the Urban Forester for recommendations to ensure survivability of proposed tree save areas.

5. **Trails**

Issue: The Countywide Trails Plan shows a proposed bicycle trail along Route 236 and a proposed pedestrian trail along Indian Run. The previous version of the Development Plan did not show the location of these trails.

Suggested Solution: As previously requested by staff, the application now shows the conceptual location of the trails on the Development Plan. The Director of DPWES will determine the appropriate trail location and design at the time of site development.

BGD: JPG



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

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

DATE: August 8, 2001

SUBJECT: RZ/FDP 2001-MA-017
 Aspen Hill
 Loc: 71-2((1)) 27

The Fairfax County Park Authority (FCPA), at their FCPA Board meeting on July 18, 2001, has reviewed the above referenced application and approved the following comments:

- The Park Authority requests dedication to the FCPA of approximately 2.2 acres, shown as a portion of Parcel A, for an addition to Indian Run Stream Valley Park.
- The Park Authority requests construction of a Stream Valley trail in accordance with the County Comprehensive Plan. The trail shall be 8' feet wide type I asphalt.
- The Applicant is proposes to rezone the property to PDH-8 to allow the development of a 44-lot townhouse development. The proposed 44-lot development will add approximately 114 residents to the current population of Mason District. The Plan does not show any recreation facilities.

The Park Authority requests the developer provide \$42,020, to the FCPA, to acquire and develop active recreation facilities for the population attracted to this new Planned Development, based on the Zoning Ordinance requirement to provide facilities, based on a cost of \$955 per Planned Development unit.

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: July 5, 2001

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2001-MA-017
Tax Map No. _____

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

1. The application property is located in the CAMERON RUN (I-3) Watershed. It would be sewerred into the Alexandria Sanitation Authority Treatment Plant.
2. Based upon current and committed flow, there is excess capacity available in the Alexandria Authority Treatment 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 12 inch line pipe located in AN EASEMENT and ON the property adequate for the proposed use at the present this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information of comments: _____

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

May 2, 2001

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 01-MA-017
FDP 01-MA-017

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 30 and 36 inch mains 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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

May 1, 2001

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2001-MA-017 and Final Development Plan FDP 2001-MA-017

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 #08, **Annandale**
- 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 _____ of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

MEMORANDUM

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

DATE: August 17, 2001

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Ivy Development L.C.

Application Number: RZ/FDP2001-MA-017

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

Date Received in SWPD: 4/30/01

Date Due Back to DPZ: 5/24/01

Site Information: Location - 071-2-01-00-0027
 Area of Site - 7.65 acres
 Rezone from - R-2 to PDH-8
 Watershed/Segment - Cameron Run / Indian

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

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PSB, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **Channel stabilization projects CA-286 and CA285 are located approximately 500 feet and 2000 feet downstream of site respectively.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: Ivy Development L.C. / RZ/FDP2001-MA-017

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

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

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

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

SRS/rzfdp2001ma017

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

Date: 5/2/01

Case # RZ-01-MA-017

Map: 71-2

PU 2864

Acreage: 7.65

Rezoning

From : R-2 To: PDH-8

TO: County Zoning Evaluation Branch (DPZ)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

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

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

School Name and Number	Grade Level	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Columbia 2455	K-6	436	408	418	18	385	51
Holmes 2111	7-8	825	792	840	-15	928	-103
Annandale 2140	9-12	2350	2257	2249	101	2417	-67

II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	RT	44	X.201	9	SF	14	X.4	6	3	9
7-8	RT	44	X.048	2	SF	14	X.069	1	1	2
9-12	RT	44	X.102	4	SF	14	X.159	2	2	4

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

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

Comments

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

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

The 3 middle and high students generated by this proposal would require .12 additional classrooms at Holmes Middle and Annandale High (3 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 42,000 based upon a per classroom construction cost of \$350,000 per classroom.

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

ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

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

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-107 Lot Size Requirements

1. Minimum district size: Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

6-108 Bulk Regulations

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

6-110 Open Space

1. The following minimum amount of open space shall be provided in each PDH subdistrict:

Subdistrict	Open Space	Affordable Dwelling Unit Development Open Space
PDH-8	25% of the gross area	22% of the gross area

2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities in all PDH Districts. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$500 per dwelling unit for such facilities for rezoning applications which are accepted prior to October 3, 1997 and approved by March 24, 1998 and \$955 per dwelling unit for such facilities for rezoning applications which are accepted subsequent to October 3, 1997 or approved after March 24, 1998, and either

- A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
- B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

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 provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

