



FAIRFAX COUNTY

APPLICATION FILED: May 2, 2001
APPLICATION AMENDED: April 19, 2002
PLANNING COMMISSION: November 7, 2002
BOARD OF SUPERVISORS: November 18, 2002 @ 3:30 p. m.

V I R G I N I A

October 24, 2002

STAFF REPORT

APPLICATION RZ 2001-BR-022

BRADDOCK DISTRICT

APPLICANT: Rocky Gorge Homes, L.L.C.

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-12

PARCEL(S): 57-4 ((1)) 1A, 1, 3, and 7 (Fairfax County)
57-4 ((2)) 9, 10 and 11 (City of Fairfax)

ACREAGE: 4.58 acres (Fairfax County)
1.29 acres (City of Fairfax)
5.88 acres (Total)

DENSITY: 8.1 du/ac (Fairfax County)
7.8 du/ac (City of Fairfax)
7.99 du/ac (Overall)

OPEN SPACE: 59,992 sq. ft. (30 percent) (Fairfax County)
22,800 sq. ft. (40 percent) (City of Fairfax)
90,432 sq. ft. (35 percent) (Overall)

PLAN MAP: 1-2 du/ac

PROPOSAL: Develop a total of 47 single family attached dwelling units
(37 in Fairfax County and 10 in City of Fairfax)

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-BR-022 subject to the proffers contained in Appendix 1 and approval of the Conceptual Development Plan.

Staff further recommends that the Final Development Plan FDP 2001-BR-022 be approved by the Planning Commission subject to the proposed development conditions in Appendix 2.

Staff further recommends that the transitional screening yard requirement and barrier be modified along the western boundary in favor of that shown on the CDP/FDP.

Staff further recommends that the limitation on the length of private streets be waived.

Staff further recommends that the service drive requirement on Rt. 123 be waived.

Staff further recommends that the trail requirement along Rt. 123 be modified in favor of the existing seven foot wide sidewalk.

Staff further recommends that the Board of Supervisors approve a variance pursuant to the provisions of Par. 8, Sect. 16-401 to allow the decorative fence along Rt. 123 to exceed four feet in height.

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

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

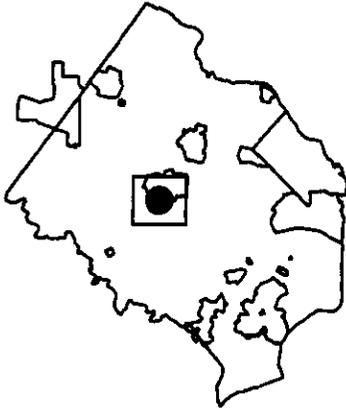
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Rezoning Application

RZ 2001-BR-022

FDP 2001-BR-022



Applicant: ROCKY GORGE HOMES L L C

FILED 05/02/01 AMENDED 4/19/02

Proposed: RESIDENTIAL

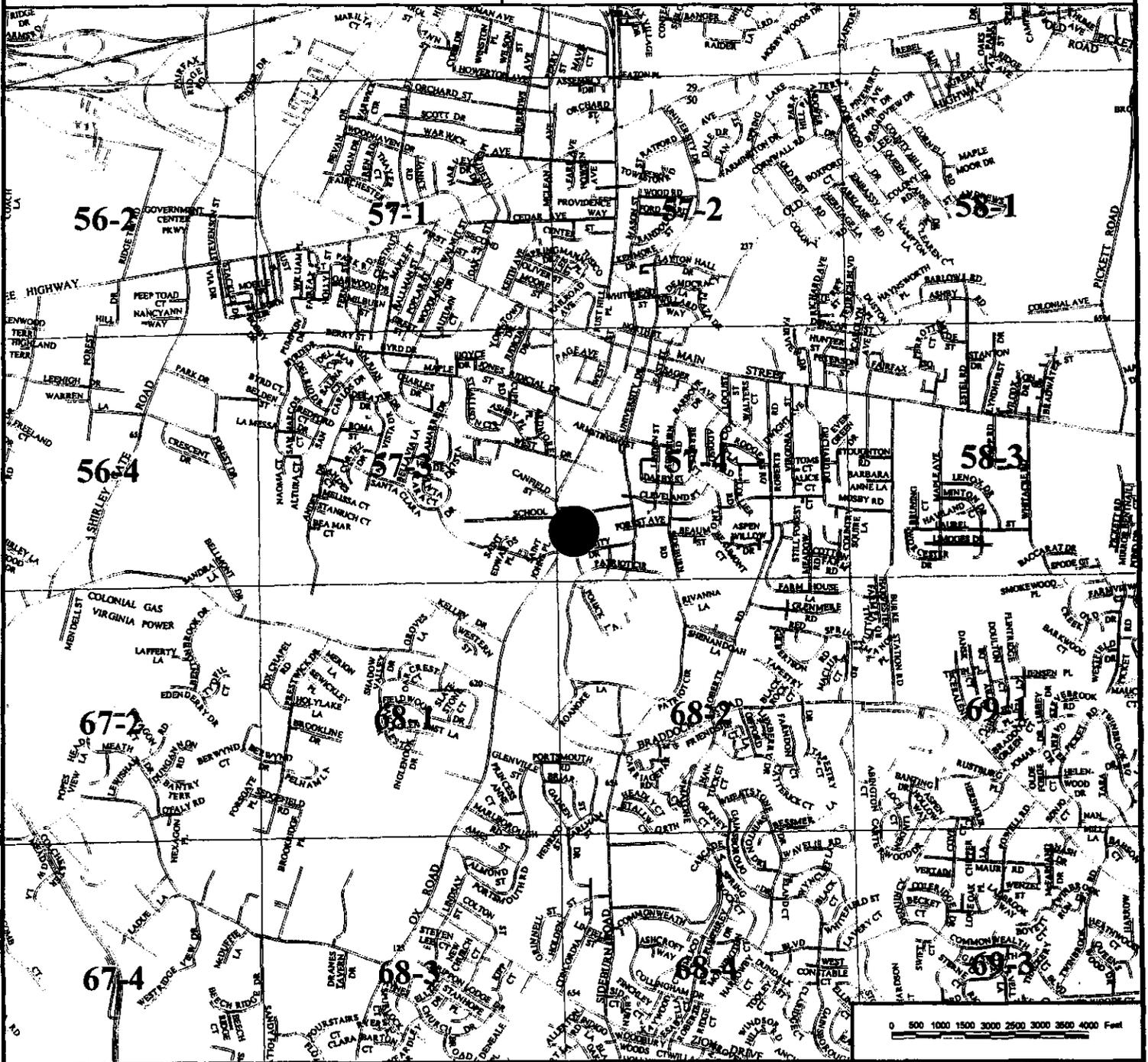
Area: 4.58 AC OF LAND; DISTRICT - BRADDOCK

Located: EAST SIDE OF OX ROAD, IMMEDIATELY SOUTH OF THE CITY OF FAIRFAX BOUNDARY

Zoning: FROM R-1 TO PDH-12

Overlay Dist: WS

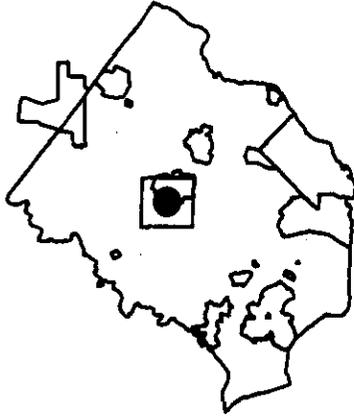
Map Ref Num: 057-4 /01/0001 /01/0001A /01/0003 /01/0007



Rezoning Application

RZ 2001-BR-022

FDP 2001-BR-022



Applicant: ROCKY GORGE HOMES L LC

FILED 05/02/01 AMENDED 4/19/02

Proposed: RESIDENTIAL

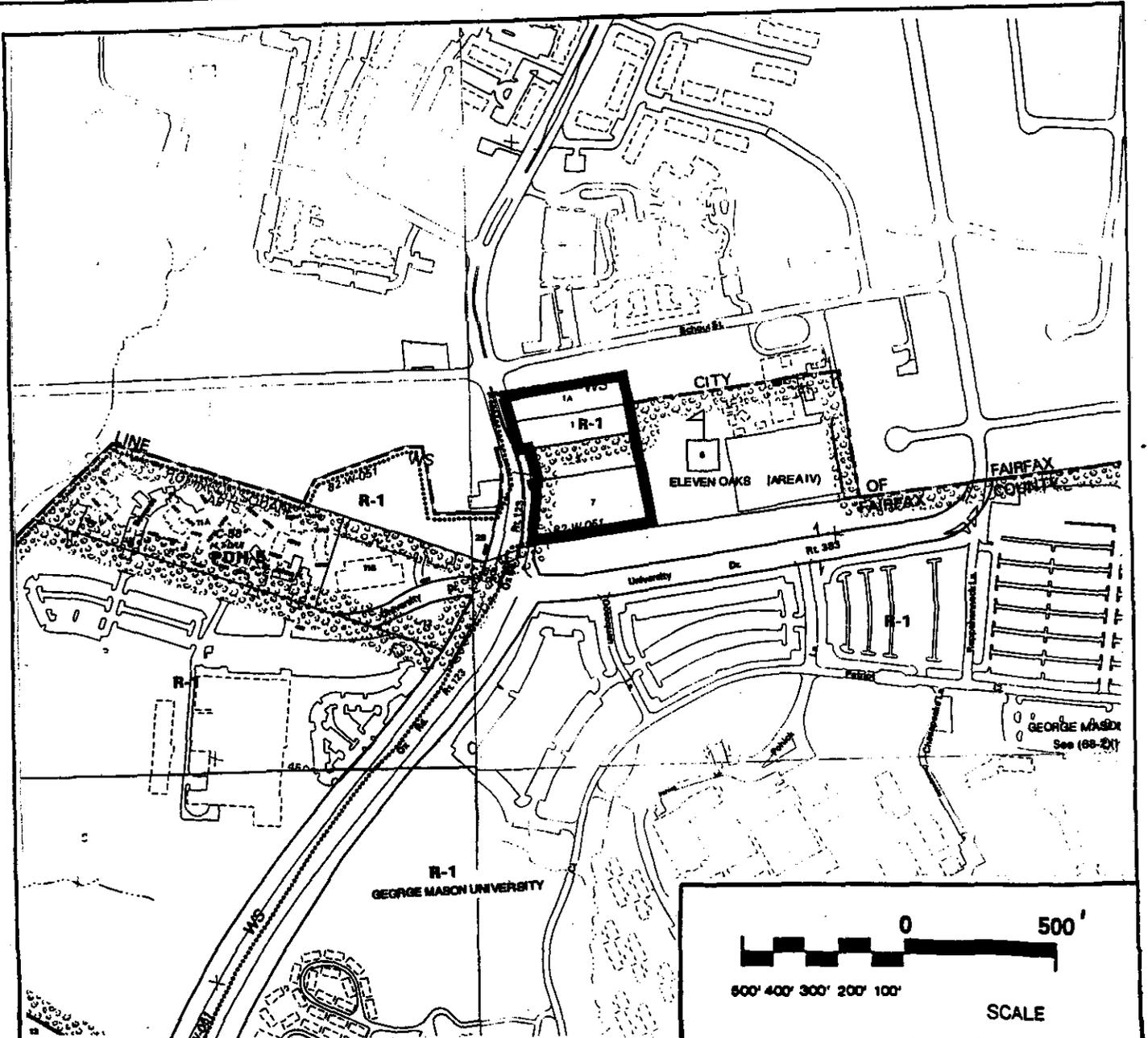
Area: 4.58 AC OF LAND; DISTRICT - BRADDOCK

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Zoning: FROM R-1 TO PDH-12

Overlay Dist: WS

Map Ref Num: 057-4- /01/ /0001 /01/ /0001A /01/ /0003 /01/ /0007



DEVELOPMENT PLAN NOTES

1. THIS PROJECT IS LOCATED IN THE CITY OF FAIRFAX COUNTY, VIRGINIA. THE PROJECT IS LOCATED IN THE BRADDOCK DISTRICT OF FAIRFAX COUNTY, VIRGINIA. THE PROJECT IS LOCATED IN THE BRADDOCK DISTRICT OF FAIRFAX COUNTY, VIRGINIA. THE PROJECT IS LOCATED IN THE BRADDOCK DISTRICT OF FAIRFAX COUNTY, VIRGINIA.

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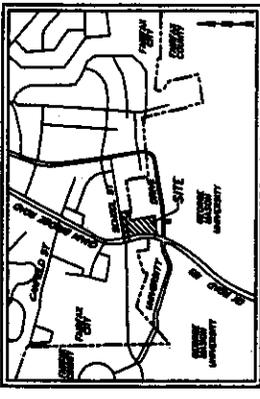
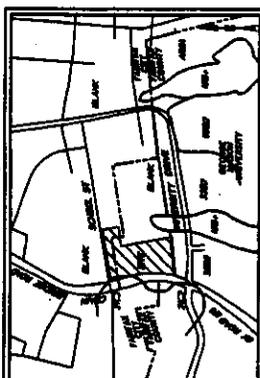
GENERALIZED DEVELOPMENT PLAN/PRELIMINARY SITE PLAN
CITY OF FAIRFAX
CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN
FAIRFAX COUNTY
FAIRFAX GATEWAY

ZONING TABULATION

ENTIRE ZONING DISTRICT	ENTIRE ZONING DISTRICT	ENTIRE ZONING DISTRICT
...

CITY OF FAIRFAX

ENTIRE ZONING DISTRICT	ENTIRE ZONING DISTRICT	ENTIRE ZONING DISTRICT
...



SOIL TYPE	AREA (ACRES)	PERCENTAGE
...

SOIL TYPE	AREA (ACRES)	PERCENTAGE
...

SWAMP NARRATIVE
 A detailed description of the wetland areas within the project site, including their location, extent, and potential impacts on the development.

OUTFALL NARRATIVE
 A detailed description of the stormwater management and outfall systems proposed for the project, including their design and location.

ADVISERS
 A list of the various professionals and organizations consulted during the planning process, including engineers, architects, and environmental consultants.

CONCLUSIONS
 A summary of the findings and recommendations from the various studies and analyses conducted for the project.

RECOMMENDATIONS
 A list of specific actions and measures recommended to address the issues identified in the project studies.

NOTES
 Additional information and clarifications related to the development plan and its implementation.



PERIPHERAL BOUNDARY
 A detailed description of the setbacks and height restrictions for buildings along the perimeter of the site.

EXERCISES AREA
 A description of the proposed recreational and exercise facilities within the development.

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 A description of the proposed recreational and exercise facilities within the development.



christopher consultants
 engineering - surveying - land planning
 7011 LITTLE RIVER TURNPIKE, SUITE 101E
 ANNANDALE, VIRGINIA 22003
 (703) 898-8710 FAX: (703) 858-8797



DEVELOPER
ROCKY GORGE
HOMES, LLC.
 7011 LITTLE RIVER TURNPIKE, SUITE 101E
 ANNANDALE, VIRGINIA 22003
 (703) 898-8710 FAX: (703) 858-8797

CIVIL ENGINEER
 Christopher Consultants, Inc.
 7011 Little River Turnpike, Suite 101E
 Annandale, Virginia 22003
 (703) 898-8710



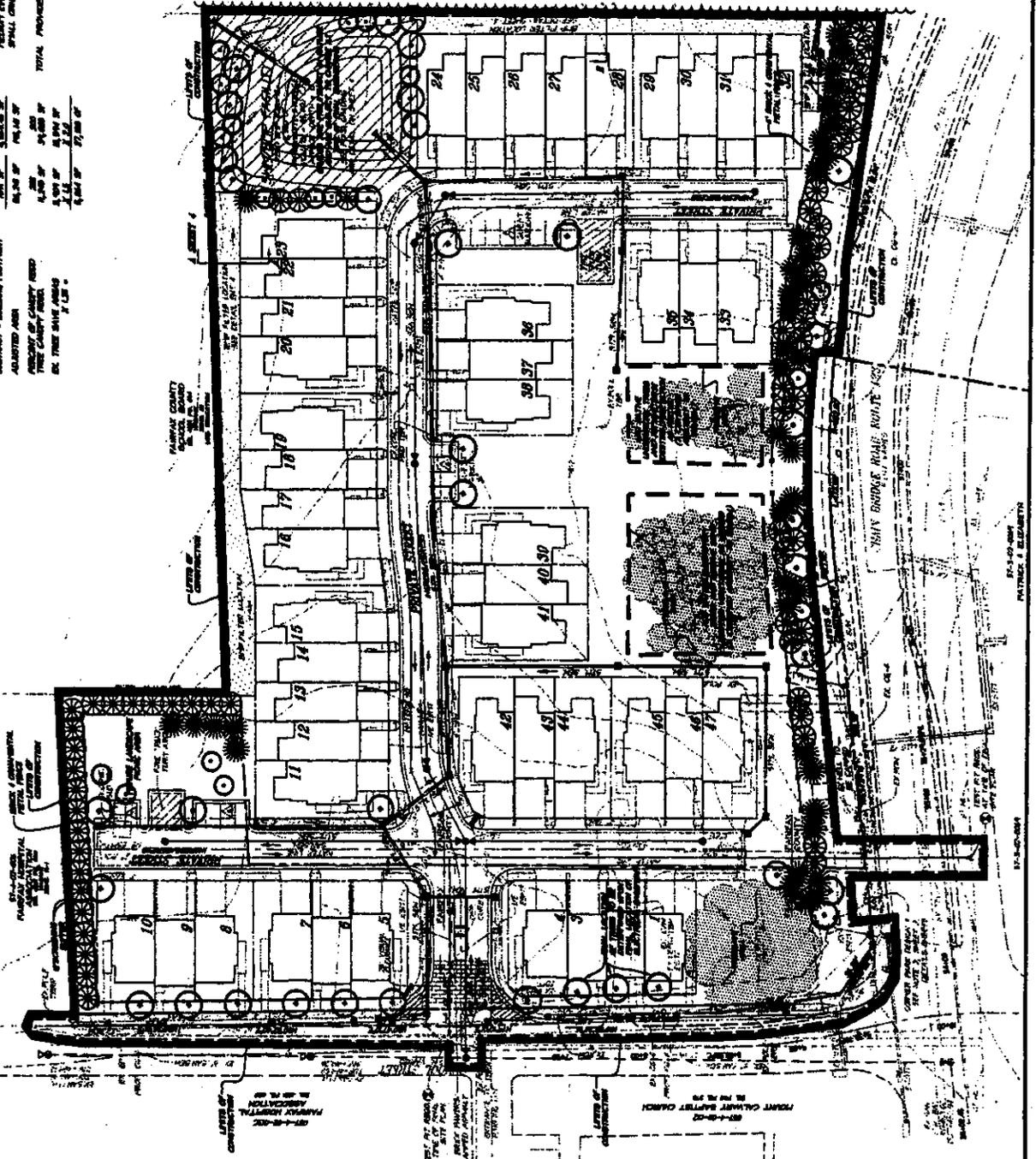
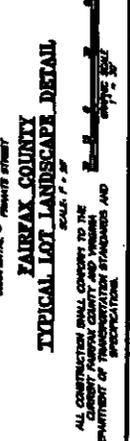
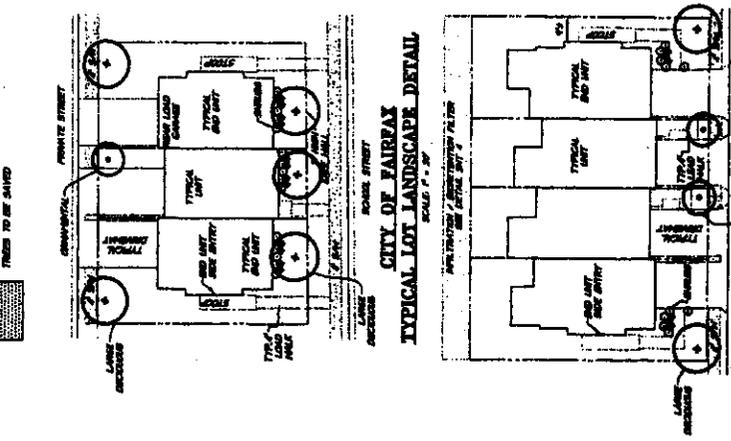
DATE	10/15/08
SCALE	AS SHOWN
PROJECT	FAIRFAX GATEWAY
SHEET NO.	3 of 5

DATE	REVISION
10/15/08	FINAL CONCEPTUAL LANDSCAPE PLAN

ITEM	QUANTITY	UNIT PRICE	TOTAL
LANDSCAPE MATERIALS	100	\$4.00	\$400.00
PLANTING MATERIALS	100	\$4.00	\$400.00
LABOR	100	\$4.00	\$400.00
PERMIT	1	\$4.00	\$4.00
CONSTRUCTION	100	\$4.00	\$400.00
TOTAL			\$1,600.00

TREE COVER CALCULATIONS:

ITEM	QUANTITY	UNIT PRICE	TOTAL
GRASS SITE AREA	100	\$4.00	\$400.00
ADJUSTED AREA	100	\$4.00	\$400.00
PERCENTAGE OF TREE COVER	100	\$4.00	\$400.00
TOTAL TREE COVER AREA	100	\$4.00	\$400.00



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

DESCRIPTION OF THE APPLICATION

The applicant, Rocky Gorge Homes, L.L.C, is seeking to rezone 4.58 acres within Fairfax County to the PDH-12 (Planned Development Housing District – 12 dwelling units per acre) in order to develop a townhouse community with a total of forty-seven dwelling units on 5.88 acres, of which 1.29 acres is located in the City of Fairfax. The overall density of the proposed development, which is named Fairfax Gateway, is 7.99 du/ac. A rezoning application and comprehensive plan amendment have been filed with the City of Fairfax to implement the proposed development. The Fairfax City Planning Commission will hold its public hearing on November 11, 2002, and the Fairfax City Council public hearing is scheduled on November 12, 2002. The applicant is the contract purchaser of the property, which is owned by the Fairfax County Redevelopment and Housing Authority (RHA). The application includes the following waivers and/or modifications: modification of the barrier requirement along the southern boundary (Rt. 123); a waiver of the trail requirement along Rt. 123 in favor of the existing seven foot wide sidewalk; a modification of the limitation on the length of private streets; a waiver of the service drive requirement on Rt. 123 and a variance to allow the fence in the open space along Rt. 123 to exceed four feet in height.

A reduced copy of the proposed combined Conceptual/Final Development Plan (CDP/FDP) is included in the front of this report. The CDP/FDP depicts the whole project including the area located in the City of Fairfax and the same plan has been filed with the City of Fairfax. The applicant's draft proffers are included as Appendix 1. Proposed final development plan development conditions are in Appendix 2. The applicant's affidavit is Appendix 3. The applicant's statements regarding the application are included as Appendix 4. A copy of the draft proffers submitted to the City of Fairfax is included as Appendix 5.

All applications requesting approval of a PDH District are subject to the General Standards and the Design Standards contained in Part 1 of Article 16, Development Plans among others. The relevant standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 16.

LOCATION AND CHARACTER

The following description addresses the whole of the proposed development including the portions located within the City of Fairfax. The northern boundary is School Street, which is located in the City of Fairfax, and the western boundary is Route 123. The property was previously developed with single family detached houses, which were removed by the RHA. The existing vegetation consists of the landscaping remaining from the previous use. The southern portion of the property located in Fairfax County is partially wooded, with a former house site within the wooded area.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Church Nursing Center (Both Uses are in the City of Fairfax)	R-1 R-3	Institutional Institutional
South	Vacant Land (George Mason University)	R-1	Institutional
East	Eleven Oaks School (Administrative Offices)	R-1	Institutional
West	Single Family Detached (City of Fairfax and Fairfax County)	R-2, R-1	Commercial

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: II
Planning District: Fairfax Planning District
Planning Sector: George Mason Community Planning Sector (F7)

On page 68 of the 2000 Plan, Area II Plan, Fairfax Planning District, George Mason Community Planning Sector (F7), the Comprehensive Plan states:

“Land Use Recommendations

3. The land on the east side of Route 123 between the Fairfax County boundary and George Mason University ((Tax Map 57-4 ((1)) 1A, 1, 3 and 7) is planned for residential use at a density of 3-4 dwelling units per acre.

As an option, residential development at a density of 5-8 dwelling units per acre may be considered if all parcels referenced above are consolidated. Development at this higher density must achieve a very high quality design that is consistent with new development that has occurred just north of this site, in the City of Fairfax. In order to compliment development in the City, small lot or “zero-lot-line” single-family detached or single-family attached may be appropriate. Multiplex units or a mixture of housing types may also be considered as a way to foster superior design. The streetscape along Route 123 should be maintained and enhanced with any development. Since access to Route 123 may be limited to right-turn in and right-turn out, the potential for future access to the planned University Drive realignment through the Eleven Oaks School site should not be precluded. A tree survey should be undertaken identifying and locating all trees 10 inches in diameter or greater. These trees should be analyzed for preservation and to the extent possible, trees in good condition should be preserved and incorporated into the final design.”

The Comprehensive Plan Map shows this property to be planned for 3-4 du/ac.

ANALYSIS

Conceptual/Final Development Plan (Reduction at front of staff report)

Title of CDP/FDP:	Fairfax Gateway
Prepared By:	Christopher consultants
Original and Revision Dates:	June 3, 2001 as revised through September 16, 2002

Conceptual/Final Development Plan (Fairfax Gateway)	
Sheet #	Description of Sheet
1 of 6	Title sheet which includes the locator map, the soils map, the notes and tabulations
2 of 6	CDP/FDP, Site Layout
3 of 6	Tree Management/Conceptual Landscape Plan including Typical Lot Landscape Details
4 of 6	Miscellaneous Details including the Bioretention Ditches and the Stormwater Management Pond
5 of 6	Landscape Architectural Guidelines
5a of 6	Architectural Elevations

The tabulations on the CDP/FDP address how the requirements of the City of Fairfax and Fairfax County are addressed for the portions of the development within each jurisdiction. In addition, tabulations for the overall development are included. The following description addresses the whole of the proposed development because the two portions are intimately interrelated.

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

- Development Description.** The proposed development includes a total of forty-seven (47) dwelling units; ten would be located in the City of Fairfax and the remaining thirty-seven (37) within Fairfax County. The proposed single family attached dwelling units will be constructed in a typical townhouse fashion with double car garages. The ten units in the City will front onto School Street, the western boundary of the proposed development. Access to the garages for these units will be from an access road behind the units. A walkway is to be constructed from the sidewalk on School Street to the front door of each unit. The units within the County will front onto the private streets within the development, with the garages located in the front of the proposed unit. Sidewalks are shown in the front of each unit. The units along Route 123 will have side facades facing that roadway.

- **Vehicular access:** The proposed development will be accessed from School Street, which connects to Route 123 at a signalized intersection. The internal roadways will be private streets. A waiver of the limitation on the maximum length of private streets is included in the application to allow a private street with a length of 620 feet within the County, or 720 feet from School Street.

The project will be accessed from an entrance road that is perpendicular to School Street. Just south of the units that front onto School Street, a street perpendicular to the entrance road provides access to the garages in the rear of the units that face onto School Street and the six units located between the Route 123 and the entrance road. The entrance road then proceeds southward to provide access to the remaining units. Where the roadway nears the southern boundary, it turns west towards Route 123 to provide access for Units 24 through 35.

- **Pedestrian access.** The existing pedestrian network around the site, a four foot wide sidewalk along School Street and a seven foot wide sidewalk on Route 123, provides pedestrian access to the property and is proposed to remain or be replaced. Pedestrian access will be available from School Street and the corner plaza; a fence will preclude direct pedestrian access to the sidewalk along Rt. 123 except at the corner plaza. Within Fairfax Gateway a series of four foot wide sidewalks is proposed. These sidewalks are to be located in front of each of the units and will provide connections to the open space amenities proposed within the development. The units along School Street will have a sidewalk leading from the sidewalk along the street to the front door. A sidewalk on each of the garage lots will connect from the front door to the driveway.
- **Bus Stop.** There is an existing bus stop located on Rt. 123, approximately 1800 feet from the southern boundary. The CDP/FDP shows a shelter to be installed in that location.
- **Parking.** Parking within Fairfax Gateway is provided primarily through the double car garage proposed with each unit and the double car driveway in front of each garage, which are shown to have a minimum length of eighteen feet. The draft proffers for each of the jurisdictions include a commitment to preclude the conversion of the garage to other uses; therefore, each dwelling unit will have four parking spaces each. There will be a total of seventeen (17) visitor parking spaces distributed through Fairfax Gateway, resulting in a total of 205 parking spaces.
- **Open space.** A total of 90,432 square feet or thirty-five (35) percent of the development is to be open space. There are three major areas of open space: the stormwater management area in the southeast corner of the site; a tree preservation area located near Rt. 123, in the center third of the westernmost half of the project; and a plaza, proposed at the corner of

School Street and Route 123, that is adjacent to a large oak tree that is to be preserved. The other open space areas consist of the areas around and adjacent to the proposed lots.

- *Tree Preservation.* As noted above, there are two areas of tree preservation shown on the development plan. First, a large oak tree, located near the corner of School Street intersection with Route 123, is shown to be preserved. This tree, located within the City, sits on a small bluff above the corner and is a prominent feature of this site. The draft proffers for the City portion address preservation measures to be taken to save this tree and address replacement plantings should the tree be determined not to be viable. A small plaza with a seating area is to be constructed between the tree and the sidewalk. The proffers for the rezoning case in the City state that this area will be dedicated to the city.

The second tree save area is located, in the County and along Route 123, in the center portion of the site, between Lots 36 through 41 and Route 123. This area includes numerous trees of varying sizes. A note on the CDP/FDP and the draft proffers state that, as part of the tree preservation plan, native understory plantings will be provided in this area as supplemental landscaping.

- *Stormwater Management/Best Management Practices.* The CDP/FDP includes a stormwater management pond (SWM pond) in the southeastern corner of the property. In addition, the applicant proposes to include innovative BMP facilities consisting of two infiltration ditches, one along the southern boundary and one along the eastern boundary to meet BMP requirements. The ditches will be located behind the buildings that parallel those boundaries. Details illustrating the BMP facilities are included on Sheet 4, including landscaping details in cross section view.
- *Streetscapes.* Along School Street, the proposed units will have their front façade toward the street. The streetscape along School Street consists of a knee wall near the property boundary, with deciduous trees planted in front of the knee wall (except where utility easements interfere, in which case the tree will be moved inside the lot). The plan includes an illustrative section of the streetscape on Sheet 2, a typical lot detail for the City lots on Sheet 3, a detail of the fence on Sheet 5 and an illustrative elevation on Sheet 5A that illustrate the streetscape along School Street.

Along Rt. 123, moving in from the sidewalk, the streetscape will consist of: the existing trees within the right-of-way, a landscaped buffer that includes a combination of ornamental trees, medium evergreens, large evergreens and large deciduous trees, and a six foot tall ornamental metal fence with brick piers. This treatment is shown in plan view on Sheet 3 and in section on Sheet 2.

- Typical Lot Landscaping. Two details of the typical lot landscaping are included on Sheet 3, one for the lots in the City and one for the lots in the County. In addition to the streetscape along School Street, the lots in the City will include shrubbery along the front of the units and, depending on the size of the planting area, a large deciduous tree or an ornamental tree behind each dwelling unit, in the planting area between the driveways to the unit. The lots in the County, depending on the size of the planting area, will include a large deciduous tree or ornamental tree in the planting area between the driveways and at the end of each building of dwelling units. The end units, which are larger than the interior units, will include shrubbery in front of the unit.
- Other Landscaping. In addition to the streetscapes described above, several additional landscaping areas are shown on the CDP/FDP. The stormwater management pond in the southeast corner is shown to have large deciduous trees and ornamental trees planted on three of its four sides. To screen the dwelling, the side of the SWM pond abutting Lot 23 includes a row of plantings, consisting of a large deciduous tree near the street, with a closely planted row of evergreens and ornamental trees running toward the eastern property line.

Evergreen screening is provided along the western boundary of the portion of the site located in the City. Additional large deciduous trees are shown at the ends of each of the visitor parking areas throughout the site.

- Amenities. Two amenity areas are included for the proposed development. An open space area/picnic area is shown at the eastern end of the internal street that parallels School Street. As noted above, a plaza with a seating area is shown near the northwestern corner of the site, which is at the intersection of School Street and Rt. 123. A detail of the plaza, labeled Concept Plan, including the area under the tree, is on Sheet 5. At the corner, a circularly shaped planting area is shown behind the sidewalk, constructed with pavers, at the corner. Another walk, constructed of pavers, is shown on the other side of this planting area; benches are located on its outer edge. This seating area is at the base of a masonry retaining wall that is topped with a decorative metal fence. This three and one half foot tall retaining wall accommodates the change in grade to the existing large oak tree shown to be saved near this corner. The area behind the retaining wall is to be planted with shrubs. A formal garden is shown to be planted around the trunk of the tree. Ornamental trees are to be planted at the corners of this open space area that are above the retaining wall.

Transportation Analysis (Appendix 7)

Issue: Right Turn Lane onto School Street

The transportation analysis states that it would be desirable that a right-turn deceleration lane northbound on Rt. 123 at School Street be provided to accommodate the trips that this new development is expected to generate. It should be noted that northern portion of this turn lane would be located in the City of Fairfax and would interfere with the development of the proposed entry feature/corner plaza, which would have to be shifted towards the oak tree that has been identified for preservation.

Resolution:

This issue has been discussed with City of Fairfax staff, who has stated that the City does not desire to have the turn lane constructed in this location. It should be noted that turn lanes are not provided on other portions of Rt. 123 between this site and the Judicial Center. This issue has not been resolved.

Issue: Limitation on the Length of Private Streets

The CDP/FDP includes a request to waive the requirement that private streets be limited to a length of 600 feet (Sect. 11-302). Including the portion of the development that is located in the City of Fairfax, the proposed private street is approximately 620 feet long. The portion in the City is approximately 100 feet in length.

Resolution:

The extent of the private street exceeding 600 feet is minimal, and staff has concluded this waiver is appropriate in this instance. This issue is considered resolved.

Issue: Service Drive

The portion of Rt. 123 that is located within the County is subject to the Public Facilities Manual (PFM) requirement that a service drive be constructed along primary highways (Sect. 7-0104). However, it should be noted that a service drive is not provided on either side of the application property and that the construction of a service drive would interfere with the establishment of the plaza area at the corner of School Street and Rt. 123. Staff recommends that this requirement be waived.

Resolution:

This issue is considered to be resolved.

Environmental Analysis (Appendix 8)

Issue: Transportation Generated Noise

A preliminary highway noise analysis for this site based on projected traffic levels for Route 123 produced the following noise contour projections (note: DNL dBA is equivalent to dBA L_{dn}) based on soft-site (vegetated) conditions:

DNL 65 dBA 250 feet from centerline
DNL 70 dBA 120 feet from centerline
DNL 75 dBA (not an issue on this site)

Lots 1 – 4, 27 – 32, and 34 – 46 are exposed to noise levels above DNL 65 dBA but below DNL 70 dBA. Lots 32, 33, and 47 are exposed to noise levels between DNL 70 dBA and DNL 75 dBA.

If rear yards are exposed to noise levels above DNL 65 dBA, the applicant should construct a solid noise barrier (landscaped berm, solid fence, or combination berm/fence) between Route 123 and Lots 1, 32, 33, 34, and 47 to mitigate outdoor noise. The structure must be architecturally solid from the ground up with no gaps or openings and of sufficient height to adequately shield the impacted area from the source of the noise (at least 6 feet high).

In order to reduce interior noise to a level of approximately DNL 45 dBA, units within the highway noise impact zone should be constructed with materials that provide the appropriate acoustical treatment measures as measured by sound transmission class ratings (STC).

The draft proffers include commitments to, based on a refined noise analysis to be performed prior to site plan approval, to provide the above noted interior noise attenuation and to provide fences around the privacy yards of the affected units to provide the appropriate exterior noise attenuation. While the CDP/FDP only identifies units 32, 33 and 47 with acoustical fencing, additional lots may need noise attenuation as determined by the future noise analysis.

Resolution: This issue is considered to have been adequately addressed.

Issue: Water Quality

The CDP/FDP depicts two BMP filter areas along the south and east property lines. One SWM pond is proposed in the southeast corner of the property. Details regarding the BMP facilities and landscaping of those facilities are shown on Sheet 4 of the CDP/FDP.

The applicant has requested that waivers/modifications be approved by the Board of Supervisors or the Department of Public Works and Environmental Services (DPWES) to allow the use of innovative BMP measures; which, while recognized as appropriate measures by DPWES through a "Letter to Industry", require approval of a waiver of Public Facilities Manual (PFM) requirements. However, the requested modifications have not yet been formally submitted to DPWES for the requisite engineering review and should not be approved until

such review has been completed. This review will be conducted during the site plan review process. This circumstance should be addressed by a proffer condition that states that if the requested modifications are not granted and changes to the site layout are necessary to meet BMP requirements that are not in substantial conformance with the proffered CDP/FDP, then a proffered condition amendment will be required.

Resolution:

The recommended proffer is included; therefore, this issue is considered to have been addressed.

Issue: Tree Preservation

The Policy Plan calls for preservation of some trees during development. The specific Land Use Recommendations in the Area II Plan for this site calls for preserving trees in good condition to the greatest extent possible. While earlier versions of the CDP/FDP did not show any area of tree preservation, the version of the CDP/FDP addressed in this report includes two areas of tree preservation, one located along Rt. 123 and the second consisting of a large oak tree near the corner of School Street and Rt. 123. (See the comments of the Urban Forestry Division in Appendix 9).

The draft proffers include standard language to protect the trees within the tree save area in the County and include a commitment to provide understory plantings. With regard to the oak tree, which is in the City, those proffers provide for an evaluation of its condition, preservation of the tree unless its condition does not warrant preservation and, if the tree must be removed, replacement plantings.

Resolution:

This issue is considered to be adequately addressed.

Issue: Trails

The Countywide Trails Plan shows a proposed trail along Rt. 123. The CDP/FDP shows the existing seven-foot wide sidewalk. The application includes a request to allow the existing seven foot wide sidewalk to satisfy the requirement for an eight foot wide trail on Rt. 123.

Resolution:

This issue is considered to be adequately addressed by the existing sidewalk.

Public Facilities Analysis (Appendices 10 – 14)**Park Authority Analysis (Appendix 10)**

The proposed development proposes 37 dwelling units in Fairfax County which will add approximately 99 persons to the current population of the Braddock District. There are no active recreational amenities proposed with this development. A passive recreation facility, a picnic area, is shown within the portion of Fairfax Gateway located in the City. The residents of this development will generate demand for several outdoor facilities including tennis, basketball, volleyball, picnic areas and the use of athletic facilities. Deficiencies exist in most recreation facilities in Braddock District. Pursuant to the provisions of Sect. 6-110, recreational facilities in the amount of \$955 per dwelling unit are required in a PDH District. This requirement can be fulfilled though a contribution to the Park Authority in lieu of providing facilities within the development. The contribution amount would be \$35,335 which can be used to develop park and recreational facilities in a nearby park serving this population. The draft proffers include a commitment to provide this contribution to the Fairfax County Park Authority.

Schools Analysis (Appendix 11)

The Schools Analysis is based on forty-seven dwelling units, of which ten are to be located in the City of Fairfax. This development is anticipated to generate: seven (7) additional elementary students who would attend Oakview Elementary School, which is projected to operate within its capacity of 836 students through the school year 05-06; two (2) additional intermediate students who would attend Frost Intermediate School which is projected to exceed its capacity of 925 students through the school year 05-06, and five (5) additional high school students who would attend Woodson High School which is projected to operate within its capacity of 2075 students through the school year 05-06.

Sanitary Sewer Analysis (Appendix 12)

Sanitary sewer service for this property will be provided by the City of Fairfax. Note 29 on the CDP/FDP states that the existing 8 inch line has adequate capacity to accommodate these forty-seven dwelling units.

Fire and Rescue Department Analysis (Appendix 13)

This property is serviced by Station #03, Fairfax City. This service currently meets fire protection guidelines.

Water Service Analysis (Appendix 14)

This property will receive water service from the City of Fairfax.

Land Use Analysis (Appendix 6)

The application and development plan propose a single family attached residential development at 7.99 dwelling units per acre (including the City of Fairfax portion), which is in conformance with the use and density recommendations of the Comprehensive Plan. The development plan has architectural typicals of the proposed town home structures for this development which demonstrate the recommended high quality design including architectural details in the proposed window treatments, balconies, rear patio decks and garage screening. The high quality is further demonstrated in the landscaping treatments proposed for each residential structure.

The CDP/FDP includes a landscape plan and a substantial tree save area in the western portion of the site, perimeter landscaping along with a decorative fence and a corner park at the intersection of School Street and Chain Bridge Road (Route 123). The corner park will include a plaza with seating and the preservation of the large oak tree near that corner.

Staff has concluded that the architectural design of the proposed dwellings, the typical landscaping for each lot, the design details shown on Sheet 5, the landscaping around the stormwater management facilities, the corner park, the tree preservation areas and the streetscape along Rt. 123 all demonstrate that this proposal meets the Plan recommendation for 'high-quality' development.

Residential Development Criteria

The Comprehensive Plan recommends a density range of 5 du/ac to 8 du/ac for this property. At a proposed overall density of 7.9 du/ac, Fairfax Gateway is above the low end of the density range; and, therefore, the Criteria for Assignment of Appropriate Development Density/Intensity of Appendix 9 in the Land Use Element of the Policy Plan are applicable. Since the proposed density is at the high end of the recommended density range (above sixty (60) percent), the proposal should satisfy three-fourths (¾) of the applicable residential density criteria. (It should be noted that if the Board of Supervisors acts on the rezoning application after January 7, 2003, the newly adopted Residential Development Criteria will be applicable, and the application will be evaluated for conformance with the new criteria).

The following is an analysis of the proposal's conformance with the Criteria for the Assignment of Appropriate Density/Intensity.

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. **(Full Credit)**

With regard to complementing the planned neighborhood scale, character and materials, with the exception of the area located across Rt. 123, the surrounding existing development consists of institutional uses. Therefore, this proposal was evaluated on how it presents itself to the surrounding properties. Along Rt. 123, which is a major cross-county arterial roadway, the CDP/FDP depicts an appropriate edge that provides a landscaped buffer, including an area of tree preservation, for the passing traffic, and which also serves to buffer the proposed residences. Along School Street, which is a local access street, the development will be part of the activity along that street, with the front entrances to those units oriented to School Street rather than internal to the site. Further, with the establishment of a small park at the corner, the site will provide a transition from the more suburban character of the development south on Rt. 123 and the more urban character within the City of Fairfax to the north. As noted in the description of the CDP/FDP and the land use analysis sections above, the applicant has provided landscaping details for the edges of the project and the common areas of the project, architectural treatments for the units and landscaping details on the lots that demonstrate, as recommended by the site specific Plan text, that the proposal is a 'high-quality' development. Further, adequate noise attenuation is provided and tree preservation is shown that will help preserve the character of the site along the periphery. As described above, the proposed development includes safe and efficient vehicular and pedestrian access from the periphery of the site that reflects its location as a transition site between two different jurisdictions and development patterns. Further, adequate vehicular and pedestrian access is provided within Fairfax Gateway.

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. **(Half Credit)**

The applicant has not committed to provide the right-turn lane that the County has identified as desirable; however, it is also noted that the City of Fairfax staff prefers that the turn lane not be provided. It is also noted that the development proposal does not include access onto Rt. 123, which is a major arterial.

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. **(Not Applicable)**

The applicant has committed to provide a contribution to the Park Authority in an amount that satisfies the requirement to provide recreation facilities in a PDH District which is an Ordinance requirement.

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

While not located in the County, the applicant has proffered to construct a plaza at the corner of School Street and Rt. 123, which will be a public amenity for use of residents of both the City and the County. The plaza and the adjacent tree save area will be an urban park and, depending on the analysis of its condition, preserve a large oak tree that is a prominent feature at this corner. The CDP/FDP depicts thirty-five (35) percent of Fairfax Gateway as open space, which includes a tree preservation area along Rt. 123.

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 CDP/FDP includes two areas of tree preservation, most notably the large oak tree at the corner. Further, subject to ultimate approval by DPWES, the CDP/FDP depicts innovative BMP features.

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)**

The draft proffers include a commitment to contribute to the Housing Trust fund an amount equivalent to one percent of the sales value of the units.

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

The draft proffers include a commitment to do an archeological survey of the property.

10. Integrate land assembly and/or development plans to achieve Plan objectives. **(Full Credit)**

The application includes the land in the City of Fairfax necessary to provide access to School Street.

In staff's analysis, this proposal has satisfied at least three-fourths of the applicable development criteria and has justified the request to develop at the high end of the density range.

ZONING ORDINANCE PROVISIONS (Appendix 16)

Since the proposed development includes land that is located in the City of Fairfax and within Fairfax County, the tabulations on the CDP/FDP address the requirements of each jurisdiction with regard to the portion of the site located in each jurisdiction. Tabulations with regard to the overall development are also provided. The following discussion addresses how the proposed development addresses the requirements of the Fairfax County Zoning Ordinance within the portion of the site located within the County.

Standards (PDH-12)		
Standard	Required	Provided
Min. Dist. Size	2.0 acres	4.58 acres
Privacy Yard	200 square feet	480 square feet
Density	12 du/ac	8.1 du/ac
Open Space	30 percent	30 percent
Parking Spaces	86 spaces	159 spaces

It should be noted that the bulk standards for all PDH Districts are addressed by the General Standards and the Design Standards set forth in Part 1 of Article 16, which are addressed below.

Transitional Screening and Barriers

With the exception of the western boundary, Rt. 123, the uses adjacent to the portion of the development within Fairfax County are institutional to the south and east of the portion of Fairfax Gateway located in the City. Therefore, on the southern, eastern and northern boundaries transitional screening and barriers are not required. With regard to the western boundary, a modification of the barrier requirement has been requested to allow a six foot tall iron fence with brick piers to meet the barrier requirement; the required twenty-five foot wide transitional screening yard is provided. It is noted that the development across Rt. 123 (which is a four lane divided highway in this area), is single family detached dwellings, which are shown on the Plan Map as 5-8 du/ac. Staff supports the requested modification of the transitional screening yard and barrier requirement on this boundary.

Affordable Dwelling Units (Part 8 of Article 2)

Given that the proposed residential development does not exceed fifty (50) dwelling units, Part 8 of Article 2 of the Zoning Ordinance is not applicable. However, it should be noted that the applicant has proffered to contribute one (1%) percent of the sales value of the units to the Housing Trust Fund.

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, Staff has determined that this standard has been satisfied with regard to overall density of Fairfax Gateway, and with regard to the site specific text with regard to high quality development. As noted in the Environmental Analysis, tree preservation is provided to meet that element of site specific Plan text. Further, as noted in the Transportation Analysis section, adequate access to the north is provided via School Street, which is the sole access point for this development.

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 Planned Development Housing District as contained in Sect. 16-101 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; and, to promote high standards in the layout, design and

construction of residential development. Staff has determined that this standard has been satisfied. As noted in the section on the Residential Development Criteria, the CDP/FDP addresses the transition from one jurisdiction to another, from one development pattern to another, provides adequate and well distributed open space and promotes high standards in the layout, design and construction of residential development and appropriate landscaping is provided throughout the project. However, with regard to the landscaping, staff recommends that additional landscaping be added in the vicinity of the building group containing units 33 through 38 to provide a transition between those two buildings and the parking area adjacent to Unit 36. This is addressed by a proposed development condition.

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 in through the proposed tree preservation areas.

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 has determined that this standard has been satisfied. The proposed development is internally integrated between the portions located in the City of Fairfax and the County and further, provides appropriate streetscapes along two streets with very different characters.

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 public facilities and public utilities are, or will be, adequate for the proposed development.

The sixth general standard addresses linkages among internal facilities and to external facilities at a scale appropriate to the development (Par. 6). As noted in the sections above, the roadway and pedestrian networks adequately provide for these linkages.

Sect. 16-102, Design Standards

The first design standard specifies that, regarding compatibility with adjacent development, the peripheral yards should generally conform with the setbacks for the most similar conventional district. In all instances in the County portion of the development, the dwelling units that are near the perimeter of the property are set back behind a strip of open space and with this setback meet the rear yard setbacks for the most comparable conventional district, which staff has determined to be the R-8 District. The R-8 District requires a rear yard of 20 feet, which is provided along the southern and eastern boundaries. With regard to the frontage along Rt. 123, the units are set back an amount that satisfies the

transitional screening yard requirement (25 feet) as well as the side yard requirement in the R-8 District of 10 feet.

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). As described throughout this report, these standards have 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). As noted in the transportation analysis, the description of the CDP/FDP, and the trails analysis contained in the Environmental Analysis, staff has concluded that this standard has been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Fairfax Gateway conforms with the recommendations of the County's Adopted Comprehensive Plan with regard to density. Further, this development proposal conforms with the site specific Plan text with regard to high quality development, tree preservation and access to the site. In addition, the development proposal satisfies more than three-fourths of the applicable Criteria for the Assignment of Appropriate Residential Density currently found in Appendix 9 of the Land Use portion of the Policy Plan.

The portion within the County meets the requirements of the PDH-12 District and the General Standards and Design Standards contained in Part 1 of Article 16. In addition, Staff has concluded that the requested waivers and modifications are appropriate to be approved at this time, with the exception of the requested modifications to BMP requirements, which should be subject to engineering evaluation prior to site plan approval.

Recommendation

Staff recommends approval of RZ 2001-BR-022 subject to the proffers contained in Appendix 1 and approval of the Conceptual Development Plan.

Staff further recommends that the Final Development Plan FDP 2001-BR-022 be approved by the Planning Commission subject to the proposed development conditions in Appendix 2.

Staff further recommends that the transitional screening yard requirement and barrier be modified along the western boundary in favor of that shown on the CDP/FDP.

Staff further recommends that the limitation on the length of private streets be waived.

Staff further recommends that the service drive requirement on Rt. 123 be waived.

Staff further recommends that the trail requirement along Rt. 123 be modified in favor of the existing seven foot wide sidewalk.

Staff further recommends that the Board of Supervisors approve a variance pursuant to the provisions of Par. 8, Sect. 16-401 to allow the decorative fence along Rt. 123 to exceed four feet in height.

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 Proffer Statement for Fairfax County
2. Proposed Final Development Plan Conditions
3. Affidavit
4. Applicant's Statements
5. Draft Proffers for City of Fairfax Rezoning Application
6. Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. Comments of the Urban Forestry Division
10. Park Authority Comments
11. Schools Analysis
12. Sanitary Sewer Analysis
13. Fire and Rescue Analysis
14. Water Service Analysis
15. Stormwater Planning Division
16. Selected Excerpts from the Zoning Ordinance
17. Glossary of Terms

PROFFERS**Rocky Gorge Homes, L.L.C.****RZ 2001-BR-022****October 21, 2002**

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended and subject to the Board of Supervisors approving a rezoning to the PDH-12 District, for property identified as Tax Map 57-4 ((1)) 1A, 1, 3 and 7 (hereinafter referred to as the "Property"), the Applicant and owner proffer for themselves, their successors and assigns the following conditions:

1. Development Plan.

- A. Development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) prepared by Christopher Consultants, consisting of 6 sheets, dated September 16, 2002.
- B. Notwithstanding that the CDP/FDP is presented on Sheets 1-3 and said CDP/FDP is the subject of Proffer 1 above, it shall be understood that the proffered portion of the CDP shall be the entire plan shown on Sheet 2 relative to the points of access, the maximum number and type of dwelling units, the amount and general location of open space, and the general location and arrangement of the buildings. The Applicant has the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
- C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan (FDP) may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total number of dwelling units; decrease the setback from the peripheries; or reduce open space or landscaping.
- D. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.

2. Landscape Plan. A landscape plan in general conformance with the landscape design shown on Sheet of the CDP/FDP shall be submitted with the site plan. The landscape plan shall include detailed streetscape and open space landscaping. Said plan shall be coordinated with and approved by the Urban Forester.

3. Tree Preservation. For the purposes of maximizing the preservation of trees in tree save areas shown on the CDP/FDP, the Applicant shall prepare a tree preservation plan. The Applicant shall contract with a certified arborist or landscape architect (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 10 inches or greater in diameter, measured 4½ feet from the ground, and located within twenty (20) feet of the limits of clearing and grading for the entire 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 foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 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 performance 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 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. 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 that is designated for removal within a tree preservation area or at the edge of the limits of clearing and grading shall be removed using a chain saw to avoid damage to surrounding trees.

4. **Stormwater Management.** The Applicant shall provide stormwater management and Best Management Practices (BMP) facilities as shown on the CDP/FDP subject to approval by DPWES. Innovative BMP measures to be utilized include infiltration trenches and biofiltration swales. The proposed stormwater management pond, benches and swales shall be landscaped as shown on the CDP/FDP subject to approval by DPWES and the Urban Forester. If the proposed innovative BMP measures are not approved by DPWES and alternative stormwater management measures are required which affect the site design, the Applicant shall request an administrative interpretation of site design modifications. If such modifications are deemed by the Zoning Administrator as too extensive to be granted an administrative approval, the Applicant shall file a proffered condition amendment.
5. **Recreational Facilities.** Pursuant to Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide a cash contribution of \$955.00 per dwelling unit for the 37 units located in Fairfax County to the Fairfax County Park Authority for the development of active recreational facilities in the vicinity of the Property. Contribution shall be made at the time of issuance of Residential Use Permits for the Property.
6. **Noise Attenuation.**
 - A. Prior to final site plan approval, the Applicant shall provide a noise analysis based on final site grades and future traffic volumes on Route 123 to DPWES for review and approval. The noise analysis shall identify which unit/lots are exposed to noise levels above DNL 65 dBA. The affected lots/units shall be identified on the site plan.
 - B. For privacy yards exposed to noise levels above DNL 65 dBA, solid wood privacy fences, or other solid wall/fence configurations that are solid from the ground up, with no gaps or openings, as determined necessary, shall be utilized as a sound attenuation measure.
 - C. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 65-70 dBA, as ultimately determined by the study in Paragraph (A) above, shall be constructed with the following acoustical treatment measures:
 - (1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - (2) Doors and windows shall have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows have a STC rating of at least 39.

- (3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.
 - D. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 70-75 dBA, as determined by the study in Paragraph (A) above, shall be constructed with the following acoustical treatment measures:
 - (1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
 - (2) Doors and windows shall have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows shall have a STC rating of at least 45.
 - (3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.
 - E. Nothing herein shall be construed to restrict or otherwise limit the use of upper-level balconies or decks on residential units.
7. Architectural Design. The architectural design of the buildings shall be in general character with the elevations shown on Sheet 5A of the CDP/FDP, and shall be generally consistent in style on all sides of the structure. The elevations may be refined as a result of final design and engineering so long as the character and quality of the buildings remain consistent with those shown.
8. Design Details. The design details shown on Sheet 5 submitted with the CDP/FDP are provided to illustrate the design intent and overall community organization of the proposed development. Landscaping and on-site amenities shall be generally consistent in terms of character and quality with the illustrations and details presented on this sheet. Features such as exact locations of plantings or pedestrian lighting, etc. are subject to modification with final engineering and architectural design.
9. Pedestrian Facilities. The Applicant shall provide a comprehensive sidewalk system within the Property as generally shown on Sheet 2 of the CDP/FDP. The existing sidewalk along Chain Bridge Road (Route 123) shall remain. Construction of sidewalks shall be concurrent with development activity on the Property.
10. Housing Trust Fund. At the time of final subdivision plan approval, the Applicant shall make a cash contribution to the Fairfax County Housing Trust Fund of one percent (1%) of the base sales prices of each unit in accordance with the Residential Cash Proffer Formula adopted by the Board of Supervisors.

11. Homeowners Association. The Applicant shall establish a homeowners association for the proposed development to own, manage and maintain the open space including the private streets, any recreational facilities and all other community owned land and improvements.
12. Use of Garages. A covenant shall be recorded which provides that townhouse garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). 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 in writing of the use restriction prior to entering into contract of sale.
13. Parking Covenant. A covenant shall be recorded which prohibits the parking of motor homes, boats and other recreational vehicles on the Property. 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 and the Fairfax County Board of Supervisors.
14. Private Streets. Private streets on the Property shall be constructed of materials and depth of pavement consistent with that required by Section 7-502 of the Public Facilities Manual. Purchasers shall be advised in writing prior to entering into a contract of sale that the homeowners association shall be responsible for the maintenance of all private streets in the development. The homeowner association documents shall specify that the homeowner association is responsible for the maintenance of the private streets.
15. Driveways. All driveways on the Property shall be a minimum of 18 feet in length from the garage door to the sidewalk.
16. Bus Shelter. The Applicant shall construct a bus shelter on Route 123 as generally located on the CDP/FDP. The bus shelter shall be the typical open type and construction shall be limited to the concrete pad and the shelter itself. No bus turn outs or special lanes shall be provided by the Applicant. Bus shelter construction shall be complete prior to the issuance of the 35th Residential Use Permit (RUP) on the Property.
17. Archeology. The Applicant shall have a Phase I Archeological Study of the Property prepared and submitted to the County Archeologist prior to land disturbing activities. If determined necessary by the County Archeologist, the Applicant shall conduct Phase II and Phase III Archeological Studies for submission to the County Archeologist. In the event a Phase III Archeological Study is determined necessary by the County Archeologist, the County Archeologist shall be permitted to recover any artifacts, provided such work does not delay or interfere with construction.
18. Severability. Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.

19. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
20. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

ROCKY GORGE HOMES, L.L.C.

PROFFERED CONDITIONS

ZONING MAP AMENDMENT

September 23, 2002

Pursuant to Section 15.2-2303(a) of the 1950 Code of Virginia, as amended, and Section 26-6(b) of the Zoning Ordinance of the City of Fairfax, Virginia, Rocky Gorge Homes, L.L.C. (the "Applicant") and the Fairfax County Redevelopment and Housing Authority (the "Owners"), and each of their successors and assigns agree that the development of the property that is the subject of an application for Zoning Map Amendment _____ filed by Rocky Gorge Homes, L.L.C., dated _____, as amended, and shown on City of Fairfax Tax Map 57-5 ((2)) 7, 8, 9, 10, 11 (the "Property"), will be in accordance with the following Proffered Conditions if the Zoning Map Amendment is granted and the Property is rezoned to the PD(p) (Planned Development with proffers) District in accordance with Applicant's General Development Plan/Preliminary Site Plan dated August 3, 2001, as amended through September 16, 2002, showing up to 10 units. The Applicant and owners proffer the following conditions:

1. **GENERAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN.** The general character of the development of the Property shall be in substantial conformance with the General Development Plan/Preliminary Site Plan (GDP/PSP) entitled "Fairfax Gateway" dated August 3, 2001, as amended through September 16, 2002, prepared by Christopher Consultants, and consisting of 6 sheets.
2. **ROAD CONSTRUCTION.** At the time of final site plan approval, the Applicant shall dedicate right-of-way along the Property's School Street frontage measuring 25 feet from the existing centerline. The Applicant shall, at its sole expense, construct frontage improvements along its School Street frontage measuring 18 feet from the existing centerline.
3. **PARK CONSTRUCTION.** The Applicant shall, at its sole expense, construct a park area for public use on the property adjacent to the intersection of Chain Bridge Road and School Street as shown on Sheets 2, 3 and 5. The park shall include tree preservation as described in Proffer 5 as well as landscaping, hardscaping, lighting and benches illustrated on Sheet _____. The approximate _____ square foot area shall be dedicated in fee to the City of Fairfax for park purposes. After dedication and acceptance of this real estate, the maintenance of the park area shall be the responsibility of the City. Completion and dedication of the park shall occur prior to final bond release. In the event the tree proposed to be preserved in the park does not survive a five year period following final bond release for the park area, an alternate landscape plan shown on Sheet 5 illustrates how this area should be landscaped. The Applicant shall escrow with the City the amount of \$7,500.00, to defray the cost of the City implementing the alternate plan. Should the tree survive the five year period, the escrow shall be returned to the Applicant.

PROFFERED CONDITIONS
ZONING MAP AMENDMENT

Page 2

4. **LANDSCAPING.** The Applicant shall, at its sole expense, provide landscaping in general conformance with the landscaping shown on Sheets 2 and 5 of the GDP/PSP, subject to Board of Architectural Review ("BAR") approval. However, the Applicant reserves the right to prepare and implement an alternate comprehensive landscape plan for the Property, subject to BAR review. The Applicant also reserves the right to preserve existing trees in lieu of providing new landscaping within the peripheral landscaped buffers and elsewhere on the Property, subject to BAR approval.

Street trees planted within the right-of-way of public streets adjacent to Fairfax Gateway shall be maintained by the City. Landscaping within the common areas on the Property shall be maintained by the to-be-established homeowners association.

The private road serving the Property shall include an entry apron at its intersection with School Street constructed of brick pavers or stamped asphalt tinted to resemble brick as shown on the GDP/PSP.

5. **TREE PRESERVATION.** The Applicant shall preserve the large oak tree located in the northwest corner of the Property as shown on Sheet 2 of the GDP/PSP. The Applicant shall contract with a certified arborist to prepare a tree management plan (to include a tree assessment) to be submitted in conjunction with final site plan processing and implemented during construction. Specific tree preservation activities designed to maximize the survivability of the tree shall be incorporated into the tree management plan. Activities should include, but are not limited to, crown planting, root pruning, mulching and fertilization.
6. **STORMWATER MANAGEMENT.** The Applicant shall provide stormwater management and Best Management Practices (BMP) facilities within the portion of the Fairfax Gateway development located in Fairfax County as shown on the GDP/PSP.
7. **SIDEWALKS AND CROSSWALKS.**
 - a. The existing sidewalk along Chain Bridge Road shall remain as constructed. If the existing sidewalk is damaged due to construction activities on the Property, it shall be replaced/repared prior to release of the site plan bond on the Property. A joint inspection with DPW of the condition of the sidewalk shall be made prior to the start of construction.
 - b. The Applicant shall construct a four (4) foot sidewalk along the Property's frontage with School Street as shown on the GDP/PSP.
 - c. The Applicant shall make a monetary contribution of \$6,000.00 to the City of Fairfax Department of Public Works (DPW) to cover the cost of installing textured

crosswalks across Chain Bridge Road and School Street as shown on the GDP/PSP.

8. **ARCHITECTURAL DESIGN.** The building elevations and design guidelines prepared by Design Concept Architects attached as Exhibit 1, are provided to illustrate the architectural theme and design intent of the community. The architectural design of the proposed residences shall generally conform with the character and quality of these illustrative elevations. The Applicant reserves the right to modify these elevations and add additional elevations based on final architectural design subject to BAR approval.

All facades of residences shall be constructed of brick or stone, or a combination thereof except for architectural appurtenances, ornamentation, detailing and/or accents.

9. **NOISE ATTENUATION.**

- A. Prior to final site plan approval, the Applicant shall provide a noise analysis based on final site grades and future traffic volumes on Route 123 to DPW for review and approval.
- B. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 65-70 dBA, as ultimately determined by the study in Paragraph (A) above, shall be constructed with the following acoustical treatment measures:
- (1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - (2) Doors and windows shall have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39. However, the Applicant may elect to have a refined acoustical analysis performed to determine minimum STC ratings for exterior walls, windows, and doors; and the STC rating specifications may be reduced based on this analysis, as determined appropriate by DPW.
 - (3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.
- C. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 70-75 dBA, as determined by the study

PROFFERED CONDITIONS
ZONING MAP AMENDMENT
Page 4

in Paragraph (A) above, shall be constructed with the following acoustical treatment measures:

- (1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
- (2) Doors and windows shall have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 45. However, the Applicant may elect to have a refined acoustical analysis performed to determine minimum STC ratings for exterior walls, windows, and doors; and the STC rating specifications may be reduced based on this analysis, as determined appropriate by DPW.
- (3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

D. Nothing herein shall be construed to restrict or otherwise limit the use of upper-level balconies or decks on residential units.

10. **USE OF GARAGES.** The Applicant agrees that individual garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). Purchasers shall be advised of the use restriction that shall be included in the homeowner association documents.

11. **CONSTRUCTION MANAGEMENT PLAN.** Subsequent to rezoning approval but prior to site plan approval, the Applicant agrees to submit a management plan for approval by the City Manager or designee for construction which will include the following information:

- A. Hours of operation;
- B. Truck routes to and from entrances;
- C. Location of parking areas for construction employees;
- D. Truck staging and cleaning areas;
- E. Storage areas;
- F. Fencing details;

- G. Trailer and sanitary facility locations;
- H. Traffic control measures; and
- I. Maintenance of entrances.

The Applicant shall take every reasonable step to discourage construction traffic through nearby single-family neighborhood communities.

The Applicant shall provide cash, bond or letter of credit in the amount of \$20,000 to provide for any damage to the road system fronting the Property (i.e., Main Street and Sager Avenue) due to construction traffic. A joint inspection with the DPW of the condition of such roads shall be made prior to the start of construction.

The Applicant shall provide a plan for phased construction of the development one month prior to beginning of construction to include the timetable for public and site improvements and plans for any ancillary facilities such as sales or construction trailers.

Construction activity shall be limited from 7:00 A.M. to 6:00 P.M., weekdays and 8:30 A.M. to 5:00 P.M., Saturdays. No construction activity shall take place in Sundays.

12. **HOME OWNERS ASSOCIATION.** The Applicant shall form a Home Owners Association (HOA) that shall be responsible for maintenance for the common areas and the enforcement of restrictions on the Property. The Applicant shall notify all prospective purchasers in sales literature and purchasers in writing at the time of settlement of these maintenance responsibilities and restrictions, which shall include, but not be limited to:
 - a. The Applicant and then the subsequent Home Owners Association (HOA) shall be responsible for snow removal, travel aisle/parking lot maintenance, and the maintenance of the stormwater management facilities.
 - b. Parking of recreational vehicles and boats on the Property shall be prohibited.
 - c. Individual garages shall only be used for purpose that will not interfere with the intended purpose of the garage (e.g., parking of vehicles).
13. **COMMUNICATIONS TECHNOLOGY.** All homes on the Property shall be constructed to the specifications of the 1998 "Bell Atlantic Ready" communications technology programs or comparable program as may be readily available at competitive installation and user fees

PROFFERED CONDITIONS
ZONING MAP AMENDMENT
Page 6

in the market by a financially viable services provider.

14. **FUTURE AMENDMENTS.** Individual sections of the Property may be subject to consideration by the Planning Commission and City Council of an amendment to this application (including GDP and proffers) without joinder or consent of the owners/residents of other sections, if such amendment does not significantly affect the other sections, as determined by the Director of Community Development and Planning. Previously approved proffers applicable to the section(s) which are not subject to such an amendment shall otherwise remain in full force and effect.
15. **COUNTERPARTS.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same document.

[SIGNATURE PAGES BEGIN ON NEXT PAGE]

PROFFERED CONDITIONS
ZONING MAP AMENDMENT

APPLICANT/CONTRACT PURCHASER

ROCKY GORGE HOMES, L.L.C.

By: Christopher S. Dorment

Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

FROM: Fred R. Selden, Director 
Planning Division, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for:
RZ/FDP 2001-BR-022, Revised
Rocky Gorge Homes, LLC (Fairfax Gateway)

DATE: 17 October 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated September, 2002. This application requests a rezoning from R-1 to PDH-12. Approval of this application would result in a density of (F.A.R.) of 7.99. The extent to which the proposed use, density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant and wooded. It is located both in Fairfax City (1.29 acres) and Fairfax County (4.58 acres). The portion in Fairfax City is planned for mixed use (plan amendment is presently under consideration to accommodate this proposal in Fairfax City) and zoned R-1. The portion in Fairfax County is planned for 3-4 dwelling units per acre with an option for residential use at 5-8 dwelling units per acre and zoned R-1. Mount Calvary Baptist Church is located opposite the site on the north side of School Street in Fairfax City and planned for public facilities. Fairfax Hospital Association owns the land north and south of School Street (in Fairfax City), adjacent to the northern and eastern boundary of the subject property, which is planned for public facilities and zoned R-1. Eleven Oaks School is also located to the east, planned for public facilities, governmental and institutional uses and zoned R-1. George Mason University is located to the south (in Fairfax County), planned for public facilities, governmental and institutional uses and zoned R-1. Single family detached homes are located to the west (in Fairfax City).

Street and Chain Bridge Road (Route 123). A future landscaped picnic area is shown on the development plan in the northeastern corner of the site.

The access for the proposed development is directly to School Street to the north. Residents may access Chain Bridge Road at its signalized intersection with School Street or residents may access the future George Mason Drive at its future intersection with School Street. The development plan shows the typical streetscape that will be provided for School Street and Chain Bridge Road (Route 123).

FRS:ALC

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-BR-022)

SUBJECT: Transportation Impact

REFERENCE: FDP 2001-BR-022; Rocky Gorge Homes, L.L.C.
Traffic Zone: 1590
Land Identification Map: 57-4 ((1)) 1a, 1, 3, and 7

DATE: October 11, 2002

The following comments reflect the analyses of the Department of Transportation. These comments are based on the Final Development Plan sealed September 16, 2002 and draft proffers dated October 2, 2002. The applicant is proposing to develop the site with 47 single family attached dwelling units. The following transportation issues are associated with the application.

Provision of a northbound right turn lane on Route 123 at School Street

The site is expected to generate approximately 395 vehicle trips per day and 45 trips during the p.m. peak hour of adjacent street traffic. As such it would be desirable for the applicant to provide a right turn deceleration lane northbound on Route 123 at School Street.

Waivers

The applicant has requested a waiver of the 600-foot maximum length for private streets. This department would not object to approval of such a waiver if the applicant committed to notify perspective purchasers in writing that all maintenance of the roadway system within the site is the responsibility of the home owners and not the County or VDOT.

Also note that Route 123 is a primary highway, and thus is subject to the service drive requirement. Because of the site incorporates all lots within the block face on Route 123, this department would not object to approval of a waiver for dedication and construction of a service drive along the Route 123 frontage.

AKR/CAA

cc: Michelle Brickner, Director, Site Review Division, Department of Public Works and Environmental Services

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

FROM: Fred R. Selden, Director *frs*
Planning Division, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT:
RZ-2001-BR-022
Rocky Gorge Homes

DATE: 17 October 2002

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 March 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. **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. . . .”

2. **Water Quality** (Objective 2, pp. 91-92, The Policy Plan)

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

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

Policy k. For new development and redevelopment, apply low-impact site design techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land...
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.

- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements...
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

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

3. Tree Preservation

A. (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 . . .”

B. (Land Use Recommendation 3, p. 68, Fairfax Planning District, Area II Plan)

“A tree survey should be undertaken identifying and locating all trees 10 inches in diameter or greater. These trees should be analyzed for preservation and to the extent possible, trees in good condition should be preserved and incorporated into the final design.”

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

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

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

ENVIRONMENTAL ANALYSIS:

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

1. **Transportation Generated Noise**

Issue: Staff performed a preliminary highway noise analysis for this site based on projected traffic levels for Route 123. 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 250 feet from centerline
DNL 70 dBA 120 feet from centerline
DNL 75 dBA (not an issue on this site)

Lots 2 – 5, 28 – 32, 35-41 and 43-46 are exposed to noise levels above DNL 65 dBA but below DNL 70 dBA. Lots 1, 33, 34, and 47 are exposed to noise levels between DNL 70 dBA and DNL 75 dBA.

The backyards of lots need to be protected from noise levels above DNL 65 dBA. This can be accomplished in one of several different ways. A noise mitigation structure could be provided. Alternatively, the houses could be reoriented to front Route 123. In this manner, the homes themselves would protect the rear yards from noise levels above DNL 65 dBA. As well, there may be additional design benefits from fronting the homes on Route 123.

Suggested Solution: If rear yards are exposed to noise levels above DNL 65 dBA, the applicant should construct a solid noise barrier (landscaped berm, solid

fence, or combination berm/fence) between Route 123 and lots 1, 33, 34, and 47 to mitigate outdoor noise. The structure must be architecturally solid from the ground up with no gaps or openings and of sufficient height to adequately shield the impacted area from the source of the noise (at least 6 feet high).

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

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

2. Water Quality

Issue: The Development Plan proposes two BMP filter strips along the south and east property lines. One SWM pond is proposed in the southeast corner of the lot.

The Plan calls for new development to apply low-impact site design techniques to reduce stormwater volumes and peak flows and to increase groundwater recharge. There are opportunities to incorporate low-impact design techniques on this site particularly by creating more open space, preserving trees, and designing the landscaping for bio-retention.

Suggested Solution: Staff recommends that the applicant implement additional measures to retain and filter runoff onsite. Measures that should be considered include increasing the amount of open space on site, preserving trees, and designing landscaping for bio-retention.

3. Tree Preservation

Issue: The Policy Plan calls for preservation of some trees during development. The specific Land Use Recommendations in the Area II Plan for this site calls for preserving trees in good condition to the greatest extent possible. The Development Plan does not show any area of tree preservation. At this density, the best opportunities for tree save may be along the perimeter of the site.

Suggested Solution: The applicant should provide a tree survey for trees located within 50 feet of the property boundary and contact the Urban Forester for specific tree save recommendations.

4. Trails

Issue: The Countywide Trails Plan shows a proposed trail along Route 123. The Development Plan is showing a conceptual location for a seven-foot wide sidewalk.

Suggested Solution: The Director of DPWES will determine the appropriate trail location and design at the time of site development.

FRS:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Peter Braham, Planner II
Zoning Evaluation Division, DPZ

DATE: January 30, 2002

FROM: John Zuiker, Urban Forester II *gz*
Urban Forestry Division, OSDS

SUBJECT: Fairfax Gateway, RZ 2001-BR-022

At your request, the Urban Forestry Division has reviewed the revised conceptual development plan / final development plan for Fairfax Gateway, dated stamped as received by the Department of Planning and Zoning on November 2, 2001. A site description was included in the Urban Forestry Division memorandum for this site dated June 21, 2001, UFID # 01-2069.

1. **Comment:** The large oak tree located within the tree save area, at the corner of School Street and Chain Bridge Road, appears to be in good condition. Adequate area has been provided around the tree to preserve it during construction.

Recommendation: Although this tree appears to be in good condition, it is recommended that a tree condition analysis be performed by a certified arborist to determine the overall health of this tree. If the tree condition analysis rating is acceptable then the limits of clearing and grading, shown on sheet 2 of 4, must be honored to provide an adequate area of undisturbed root zone. In addition, arboricultural practices such as mulching, root pruning, and crown pruning, should be recommended by the client's arborist to maximize preservation of this tree.

2. **Comment:** The tree save area shown behind Lots 36 – 38 is not practical. No trees can survive in this small of a tree save area.

Recommendation: Remove tree save area shown behind Lots 36 –38.

3. **Comment:** The western portion of the large save area, located between Lots 33 and 47, appears to be in an area that holds water and is a low spot in that area.

Recommendation: The topography for this location and save area should be studied to ensure proper drainage from this spot once all of the development activities are completed.

4. **Comment:** A water line is proposed through the tree save area between Lots 47 and 33.

Recommendation: The limits of clearing and grading for the installation of the water line should be no wider than 20 feet to minimize disturbance of the tree save area.

5. **Comment:** There are numerous trees located outside of the limits of clearing and grading just south of the save area behind Lots 33-35. These trees should be considered for preservation.

Recommendation: Extend the limits of clearing and grading line an additional 15 feet to the south behind Lots 33-35 to preserve this row of trees.

6. **Comment:** The tree save area between Lots 47 and 33 has very little understory growth in most locations and no trees in other locations.

Recommendation: The following is suggested proffer language to address this issue: "The applicant's arborist shall prepare a supplemental planting plan, in cooperation with the Urban Forestry Division (UFD), after the initial site clearing has been completed. The supplemental planting plan shall be submitted to the UFD for review and approval."

7. **Comment:** Tree protection must be adequate to prevent encroachment into the proposed tree save areas.

Recommendation: The following is suggested proffer language to address this issue: "All trees shown to be preserved on the site plan shall be protected by tree protection fencing consisting of either supersilt fence; four foot high, 14-gauge welded wire, attached to 6 foot steel posts driven 18 inches into the ground; or six foot high chain link fence. The tree protection fence shall be erected at the limits of clearing and grading as shown on the phase I and II erosion and sediment control sheets for all tree save areas shown on the plan, and all other limits of clearing and grading adjacent to on-site and off-site trees to be preserved."

8. **Comment:** The landscaping proposed around the stormwater management pond should be increased to enhance its appearance.

Recommendation: The following is suggested proffer language to address this issue: In order to restore a natural appearance to the proposed stormwater management pond, a landscape plan shall be submitted as part of the first submission of the site plan showing extensive landscaping in all possible planting areas of the pond, in keeping with the planting policies of DPWES.

Please contact me at 703-324-1785 if you have any questions.

JHZ/
UFDID# 02-1367

cc: RA file



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: June 25, 2001

SUBJECT: RZ/FDP 2001-BR-022
Fairfax Gateway
Loc: 57-4((1)) 1A, 1, 3, 7

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

The development plan for Fairfax Gateway proposes 35 townhouse units (within the Fairfax County portion of the plan) that will add approximately 99 residents to the current population of Mount Vernon District. The development plan currently shows a tot lot as a recreational amenity planned at the site. The residents of this development will need outdoor facilities including basketball, tennis and volleyball courts, and athletic fields.

Based on the Zoning Ordinance Sections 16-110 and 16-404, the cost to develop outdoor recreational facilities for the population attracted to this new Planned Development (PDH) site is estimated to be \$33,425. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH units times the 35 non-ADU (affordable dwelling unit) units proposed in this development. The proffers should state that following construction of the tot lot, the remainder of the recreational contribution should be provided to the FCPA.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Karen Lanham, Supervisor, Planning and Land Management Branch
Dorothea Stefen, Plan Review Team, Planning and Land Management Branch
Marjorie Pless, Plan Review Team, Resource Management Division
Sonia Sarna, Plan Review Team, Planning and Land Management Branch
File Copy

Date: 5/21/01

Case # RZ-01-BR-022

Map: 57-4

PU 4487

Acreage: 4.58

Rezoning

From : R-1 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
Oak View 2392	K-6	836	738	722	114	727	109
Frost 2131	7-8	925	1022	987	-62	1022	-97
Woodson 2130	9-12	2075	1652	1783	292	1757	318

- 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	47	X.201	9	SF	4	X.4	2	7	9
7-8	RT	47	X.048	2	SF	4	X.069	0	2	2
9-12	RT	47	X.102	5	SF	4	X.159	1	4	5

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 (Frost Middle) is currently projected to be near or above capacity.

Enrollment in the schools listed (Oak View Elementary, Woodson High) are currently projected to be below capacity.

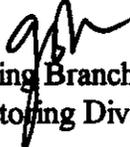
The 2 middle students generated by this proposal would require .08 additional classrooms at Frost Middle (2 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 28,000 based upon a per classroom construction cost of \$350,000 per classroom.

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, Chief 
Engineering Analysis and Planning Branch
Wastewater Planning and Monitoring Division

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. RZ/FDP 2001-BR-022

DATE: July 6, 2001

The sanitary sewer outfall for the proposed development for the referenced application is owned and maintained by the City of Fairfax. The applicant therefore need to contact the City for their prior approval.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

May 14, 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-BR-022 and Final Development Plan 2001-BR-022

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 #03, Fairfax City
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.

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

May 14, 2001

MEMORANDUM

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

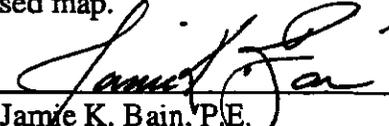
FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-BR-022
FDP 01-BR-022

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

1. The application property is not located within the franchise area of the Fairfax County Water Authority.
2. Water service is not available from FCWA.

City of Fairfax service area. See enclosed map.



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

Attachment

**REZONING APPLICATION /
RZ 2001-BR-022**

**FINAL DEVELOPMENT PLAN
FDP 2001-BR-022**

FILED 05/02/01

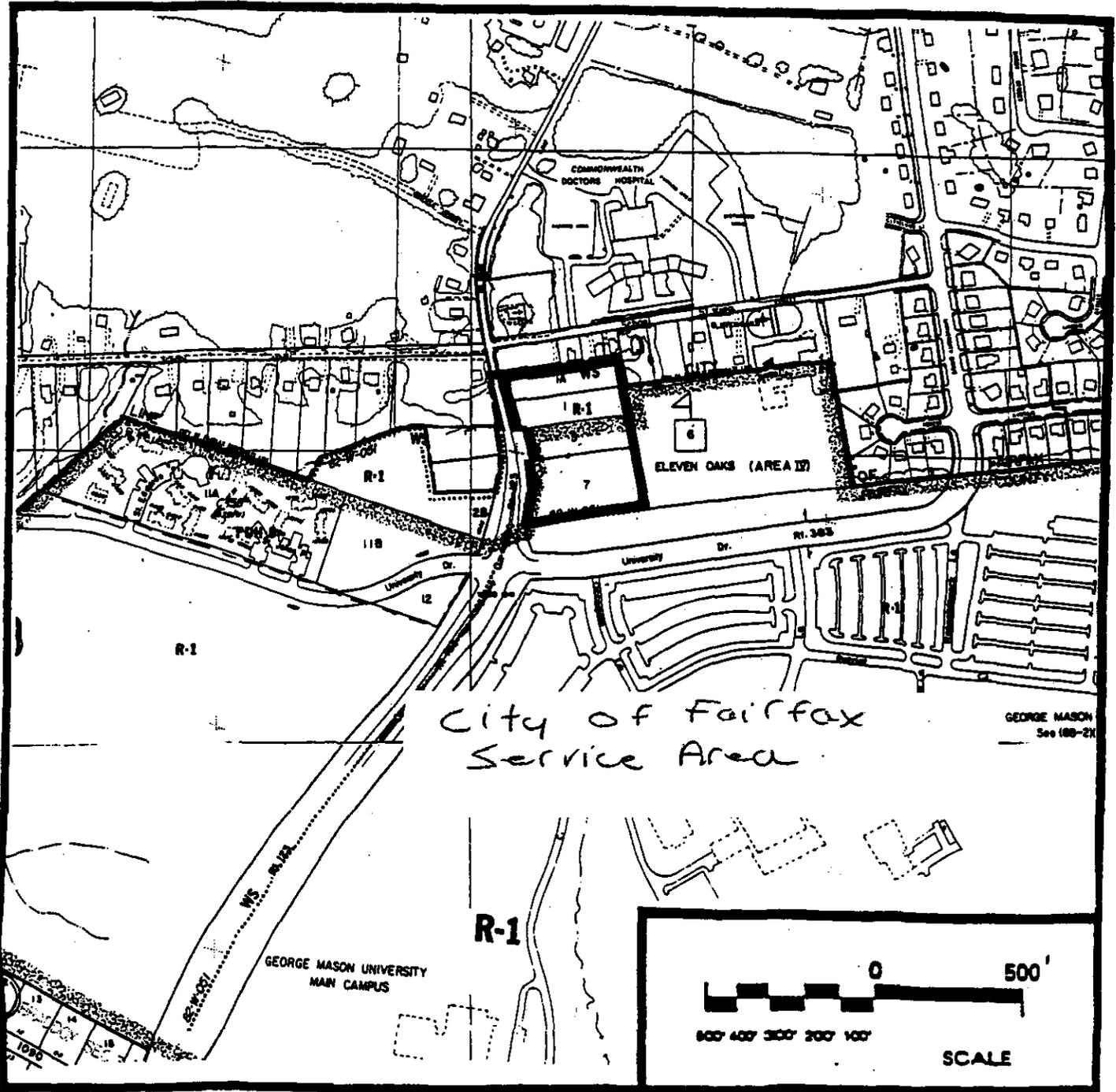
ROCKY GORGE HOMES, L.L.C.
TO REZONE: 4.58 ACRES OF LAND; DISTRICT - BRADDOCK
PROPOSED: REZONE FROM THE R-1 TO THE PDH-8 DISTRICT
LOCATED: E. SIDE OF OX RD., IMMEDIATELY S. OF THE
CITY OF FAIRFAX BOUNDARY

ZONING: R-1
TO: PDH-8
OVERLAY DISTRICT(S): WS
TAX MAP 057-4- /01/ 1A, 1, 3, 7

FILED 05/02/01

ROCKY GORGE HOMES, L.L.C.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX: 4.58 ACRES OF LAND; DISTRICT - BRADDOCK
LOCATED: E. SIDE OF OX RD., IMMEDIATELY S. OF THE
CITY OF FAIRFAX BOUNDARY

ZONING: PDH-8
OVERLAY DISTRICT(S): WS
TAX MAP 057-4- /01/ 1A, 1, 3, 7



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DRAFT

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

DATE: 10/15/02

FROM: Carl Bouchard, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Rocky Gorge Homes, LLC

Application Number: RZ/FPD2001-BR-022

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

Date Received in SWPD:

Date Due Back to DPZ:

Site Information: Location - 057-4-01-00-0001, 1A, 3, 7
Area of Site - 4.58 acres
Rezone from - R-1 to PDH-8
Watershed - Pohick Creek

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 PDD, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

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.

******* 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): Applicant should construct on site, a BMP filter and SWM/BMP facility as shown on the GDP / CDP August 12, 2002, to provide adequate drainage, detention and BMP for the entire site as required in PFM sections 6-0200, 6-0300 and 6-0400.

STREAM PROTECTION STRATEGY (SPS) RECOMMENDATIONS, (SWPD): This site is in the "Watershed Restoration Level II" management category as determined by the Stream Protection Strategy baseline Report 2001. The primary goal of this category is to maintain areas to prevent further degradation and implement measures to improve water quality to comply with regulations and water quality standards. In this regard, this site should be developed with the use of innovative BMPs and a reduction in imperviousness and if appropriate, sections of on site streams that need stabilizing should be restored or stabilized.

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) _____

CEB/RZ/FPD2001-BR-022

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

Selected Excerpts from the Zoning Ordinance

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
DUI/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		