



FAIRFAX COUNTY

APPLICATION FILED: May 2, 2001
APPLICATION AMENDED: April 5, 2002
PLANNING COMMISSION: July 18, 2002
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

July 3, 2002

STAFF REPORT

APPLICATION RZ/FDP 2001-LE-024

LEE DISTRICT

APPLICANT: Equity Homes, L.P.

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-3

PARCEL(S): 100-1 ((2)) 1, 2, 3
100-1 ((4)) 1
100-1 ((9)) 1, 2, A

ACREAGE: 6.14 Acres

DENSITY: 2.93 du/ac

OPEN SPACE: 25%

PLAN MAP: 2-3 du/ac

PROPOSAL: Request to rezone 6.14 acres from the R-1 District to the PDH-3 District to permit the development of a maximum of eighteen (18) single family detached residences at a density of 2.93 du/ac

WAIVERS/MODIFICATIONS: Waiver of the limitation on fence height per Par. 8 of Sect. 16-401 to permit the proposed wall along Telegraph Road to be up to eight (8) feet in height.

Modification of the trail along Old Telegraph Road to that shown on the CDP/FDP

STAFF RECOMMENDATIONS:

Staff recommends that RZ 2001-LE-024 and the Conceptual Development Plan be denied. However, if it is the intent of the Board of Supervisors to approve RZ 2001-LE-024, staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends that FDP 2001-LE-024 be denied. However, if it is the intent of the Planning Commission to approve FDP 2001-LE-024, staff recommends that the approval be subject to the proposed development conditions contained in Appendix 2 and the Board's approval of RZ 2001-LE-024 and the Conceptual Development Plan.

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

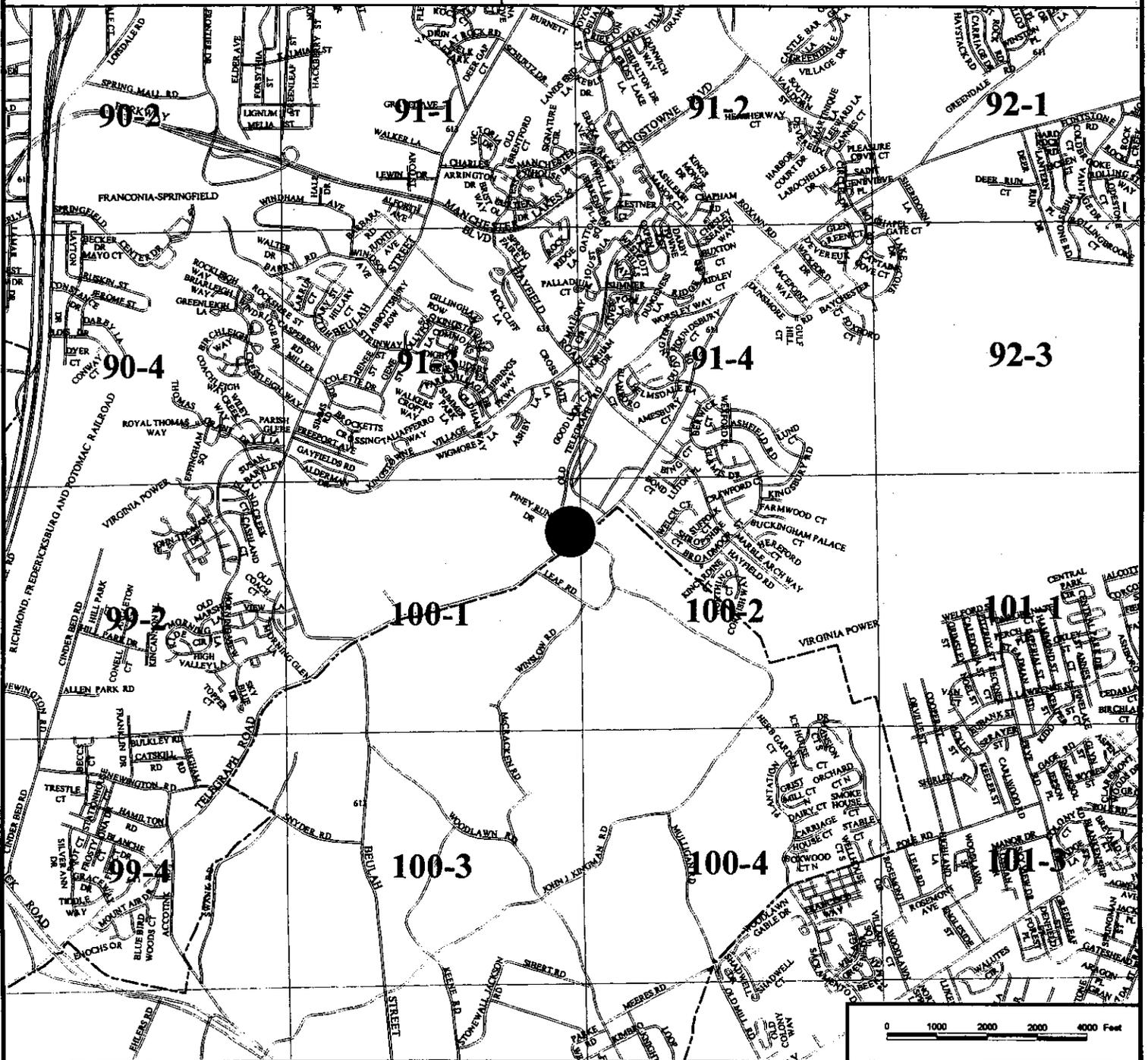
FINAL DEVELOPMENT PLAN

RZ 2001-LE-024

FDP 2001-LE-024

Applicant: EQUITY HOMES, L.P.
Filed: 05/02/01 AMENDED 4/5/02
Proposed: RESIDENTIAL DEVELOPMENT
Area: 6.14 AC OF LAND; DISTRICT - LEE
Located: IN THE TRIANGLE FORMED BY THE INTERSECTION OF OLD TELEGRAPH RD. AND TELEGRAPH RD.
Zoning: FROM R-1 TO PDH-3
Overlay Dist:
Map Ref Num: 100-1- 102/ 10001 102/ 10002 102/ 10003 104/ 10001 109/ 1 A 109/ 10001 109/ 10002

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Filed: 05/02/01 AMENDED 4/5/02
Proposed: RESIDENTIAL DEVELOPMENT
Area: 6.14 AC OF LAND; DISTRICT - LEE
Located: IN THE TRIANGLE FORMED BY THE INTERSECTION OF OLD TELEGRAPH RD. AND TELEGRAPH RD.
Zoning: PDH- 3
Overlay Dist:
Map Ref Num: 100-1- 102/ 10001 102/ 10002 102/ 10003 104/ 10001 109/ 1 A 109/ 10001 109/ 10002



REZONING APPLICATION /

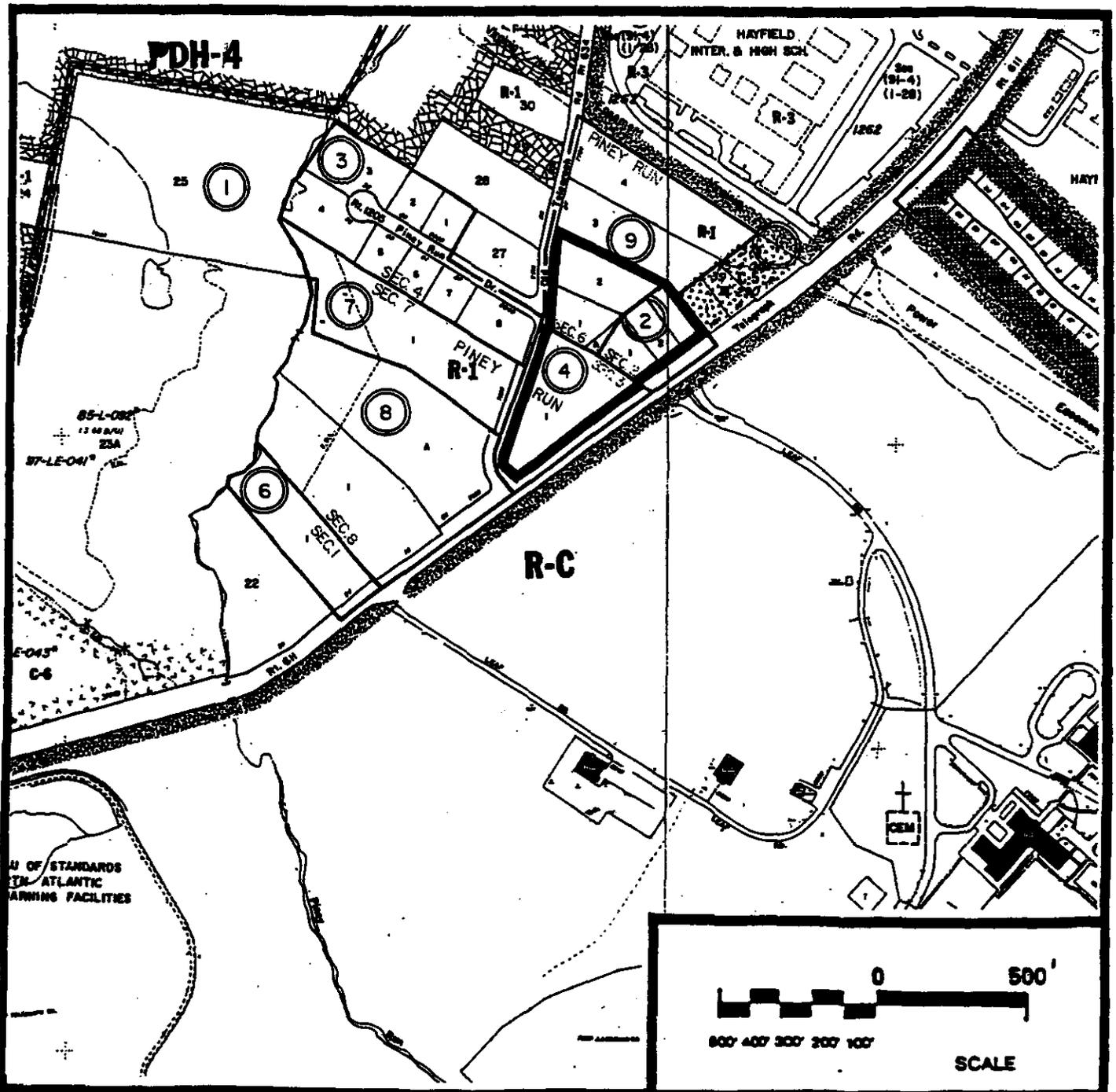
FINAL DEVELOPMENT PLAN

RZ 2001-LE-024

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Zoning: FROM R-1 TO PDH-3
Overlay Dist:
Map Ref Num: 100-1- /02/ /0001 /02/ /0002 /02/ /0003 /04/ /0001 /08/ / A /08/ /0001 /08/ /0002

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Filed: 05/02/01 AMENDED 4/5/02
Proposed: RESIDENTIAL DEVELOPMENT
Area: 6.14 AC OF LAND; DISTRICT - LEE
Located: IN THE TRIANGLE FORMED BY THE INTERSECTION OF OLD TELEGRAPH RD. AND TELEGRAPH RD.
Zoning: PDH-3
Overlay Dist:
Map Ref Num: 100-1- /02/ /0001 /02/ /0002 /02/ /0003 /04/ /0001 /08/ / A /08/ /0001 /08/ /0002



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

DESCRIPTION OF THE APPLICATION

- Proposal:** The applicant seeks to rezone the subject 6.14 acre site from the R-1 District to the PDH-3 District to permit the development of a maximum of eighteen (18) single family detached residences at a density of 2.93 dwelling units per acre (du/ac) with 25% open space.
- Location:** The subject site is located in the northern corner of the intersection of Old Telegraph Road and Telegraph Road, in the Lee District.
- Modifications/Waivers:** Waiver of the limitation on fence height per Par. 8 of Sect. 16-401 to permit the proposed wall along Telegraph Road to be up to eight (8) feet in height.
- Modification of the trail along Old Telegraph Road to that shown on the CDP/FDP

LOCATION AND CHARACTER

Site Description:

The subject site is located in the northern corner of the intersection of Old Telegraph Road and Telegraph Road. The site currently contains five (5) single-family detached dwellings with associated outbuildings, all of which will be removed under the proposed development. The site contains scattered large oaks, sweetgums and sycamores. The highest quality trees are located at the corner of Telegraph and Old Telegraph Roads. The site slopes from north to south toward Telegraph Road.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family detached residential (Piney Run)	R-1	Residential; 2-3 du/ac
Northeast	Retail (Hayfield Animal Hospital)	C-5	Retail and other
Southeast	Fort Belvoir	R-C	Public facilities, governmental, and institutional
West	Single-family detached residential (Piney Run); Church (Faith Fellowship Assembly)	R-1	Residential; 2-3 du/ac

BACKGROUND

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

Just west of the subject site on Telegraph Road, there is another pending rezoning application, RZ/FDP 2001-LE-048. Specifically, the site is located on the north side of Telegraph Road, approximately 200 feet southwest of the intersection of Telegraph Road and Old Telegraph Road [Tax Map Parcels 100-1 ((1)) 22, 100-1 ((6)) 1, and 100-1 ((8)) 1]. The applicant, Centex Homes, seeks to rezone the subject 9.31 acre site from the R-1 District to the PDH-3 District to permit development of a 22-lot subdivision at a density of 2.36 du/ac. Two of the existing homes located on the property are proposed to remain and are included as two of the proposed 22 lots. This rezoning application is scheduled for a public hearing before the Planning Commission on July 11, 2002.

On February 26, 2001, the Board of Supervisors authorized initiation of a special study to consider land use and transportation recommendations for vacant and underutilized properties in the Telegraph Road corridor from Beulah Street to the Beltway (I-495/I-95). The study focused on environmental conditions and transportation access constraints associated with Telegraph Road that might affect land use and transportation recommendations for the various projects. The Staff Report recommended that the Plan Map for the application properties be amended from residential at 1-2 du/ac and 3-4 du/ac to residential at 2-3 du/ac.

On June 3, 2002 the Board of Supervisors adopted the Telegraph Road study recommendations for the subject site as noted below.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Rose Hill Planning District, Area IV
Planning Sector:	Lehigh Community Planning Sector
Plan Map:	Residential, 2 to 3 dwelling units per acre
Plan Text:	

In Plan Amendment No. 2002-17, adopted by the Board of Supervisors on June 3, 2002, under the heading, "*Recommendations, Land Use, Rest of Sector,*" the Plan states:

53. *The corner area between Telegraph Road and Old Telegraph Road [Tax Map 100-1 ((4)) 1, 100-1 ((2)) 1, 2 and 3, 100-1 ((9)) A, 1 and 2, and*

100-2 ((1)) 1, 1A and 1Bj is planned at 2-3 dwelling units per acre. Any development in this area should be at the low end of the Plan range, unless significant consolidation is achieved and access is unified and oriented to Old Telegraph Road.

Parcels 100-2 ((1)) 1, 1A and 1B are currently developed and shown on the Plan Map as retail and other uses. These uses are appropriate at an intensity of up to 0.20 FAR.

ANALYSIS

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

Title of CDP/FDP: Bahr Property
Prepared By: Christopher Consultants, Ltd.
Original and Revision Dates: March 30, 2001, as revised through April 23, 2002

CDP/FDP Bahr Property	
Sheet #	Description of Sheet
1 of 6	Cover Sheet; Vicinity Map; Site Tabulations; Zoning Tabulations; Sound Wall Detail; Development Plan Notes; Sheet Index
2 of 6	Existing Site Conditions
3 of 6	Site Layout
4 of 6	Existing Vegetation Map; Tree Cover Type Summary Table
5 of 6	Conceptual Landscape Plan; Landscape Legend; Typical Lot Detail; Section of Site Along Telegraph Road, Buffer Area, and Proposed Single-Family Home
6 of 6	Typical Front Elevations; Elevation View from Telegraph Road

Description of CDP/FDP

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

Site Layout: A total of 18 single-family detached dwelling units are proposed at a density of 2.93 du/ac. This area of Telegraph Road has a high incidence of marine clay soils. The applicant's agent, has indicated that to the best of their knowledge, no marine clay soils are present on this site, although the soils for this particular site have not been mapped. If at the time of subdivision plan approval it is determined that marine clay soils do exist on site, the density penalty pursuant to Sect. 2-308 of the Zoning Ordinance may be applicable and the density should be reduced accordingly.

The applicant proposes to orient all units internal to the site with all units sited around (and facing) a circular private street. Six of the lots would have rear yards oriented to Telegraph Road and seven lots would have rear yards facing Old Telegraph Road. The remaining four (4) lots would have rear yards facing Parcel 3 to the east.

The average lot size proposed would be 7,511 square feet. The median lot size would be 6,500 square feet and the minimum lot size would be 5,600 SF. The typical lot layout detail on Sheet 5 indicates that these units would have a lot width of at least 52 feet, with a 20-foot deep front yard and a five (5) foot wide side yard. The rear yards would be 20 feet deep; however, along the peripheral lot lines of the site, the units would be set back at least thirty (30) feet. The lots along Telegraph Road and Old Telegraph Road will be separated by a ten (10) foot wide landscaped open space strip. The proposed lots are shown to be largely occupied by the proposed dwelling unit and driveway.

Proposed elevations are depicted on Sheet 6. These architectural elevations include four different front elevations for the proposed single-family detached units.

Access and Parking: The subject site is accessed via Old Telegraph Road. As noted above, none of the houses would have direct access to Telegraph and Old Telegraph Roads. There would be a single private 22-foot wide internal street, which would loop around a landscaped circle. An existing cherry tree, which is proposed to be preserved, would be located in the center of the circle. Two pipestem driveways would be located off of the street. One of these driveways would provide access to proposed Lots 14, 15, and 16. The other pipestem driveway would provide access to proposed Lots 1, 2, and 3.

Four (4) foot wide sidewalks will be provided on one side of the internal street in front of the proposed houses. In addition, an eight (8) foot wide bicycle trail would be provided along Telegraph Road and a five (5) foot wide pedestrian trail would be provided along Old Telegraph Road. The applicant proposes a five (5) foot wide trail along the western portion of the site (between the proposed stormwater management pond and proposed Lots 14 and 15), which will connect the trail along Telegraph Road to the internal sidewalk system and the proposed trail along Old Telegraph Road.

Each unit would have a two-car garage. In addition, the typical lot detail indicates that a 20-foot long, two-car driveway will be provided but the width of the driveway is not given. Finally, fifteen parallel parking spaces are proposed to be provided around the circle. However, a minimum street width of 24 feet is required to allow parallel parking spaces on one side of the street.

The applicant proposes to dedicate and construct frontage improvements along Telegraph Road and Old Telegraph Road. Specifically, the applicant proposes to dedicate right-of-way 60 feet from centerline along Telegraph Road (72 feet from centerline in the area of the right turn lane shown along the site frontage). The

applicant is also proposing to dedicate 35 feet from centerline along Old Telegraph Road and to construct a half section of Old Telegraph Road to provide 19 feet of pavement from centerline. A right turn lane into the site entrance from Old Telegraph Road would also be constructed.

Open Space and Landscaping: Twenty-five percent (25%) of the site is designated as open space, which meets the open space requirement for the PDH-3 District.

The open space is primarily located in three areas, including a tree save area in the western corner of the site, a small tree save area in the northeastern portion of the site, and a small circular open space area in the middle of the proposed internal street. No onsite recreation is proposed for the site.

The applicant proposes a streetscape along Old Telegraph Road which would consist of large deciduous and ornamental trees. The size of these trees have not been specified. In order to mitigate highway noise from Telegraph Road, the applicant proposes a ten (10) foot wide buffer of large deciduous and evergreen trees along the road. A wooden or PVC fence with brick piers (as depicted on Sheet 1) would be constructed along the rear lot lines of the proposed units. A section of this fence, which is presented on Sheet 5, indicates that the height of the fence is eight (8) feet high. An elevation view of this proposed streetscape is presented on Sheet 6.

The applicant proposes to plant trees throughout the site, including evergreen, deciduous, and ornamental trees. The landscape legend does not indicate how large these proposed trees would be. Landscaping is proposed on either side of the proposed internal trail as a buffer between proposed Lots 14 and 15 and the proposed stormwater management pond. Finally, a double row of small and medium evergreens and a single row of small and large deciduous trees is proposed between proposed Lots 7 and 8 and the abutting C-5 parcel.

Stormwater Management: The stormwater management/best management practices (SWM/BMP) facility is located in the western portion of the site. As depicted on the CDP/FDP, this facility would be a structural dry pond. The applicant has proffered to pursue approval of waivers and/or modifications of the SWM/BMP facility to reduce it in size or to use alternative SWM measures (such as rain gardens). Should these waivers and/or modifications not be granted, the applicant would landscape the dry pond.

Transportation Analysis (Appendix 6)

Issue: Frontage Improvements

The Fairfax County Department of Transportation DOT has requested that the applicant dedicate and construct frontage improvements along Telegraph Road and Old Telegraph Road. Specifically, DOT is seeking the dedication of 60 feet of right-of-way from centerline along Telegraph Road (72 feet from centerline in the area of the

right turn lane shown along the site frontage). DOT also recommends that the applicant dedicate 35 feet from centerline along Old Telegraph Road and construct a half section of Old Telegraph Road to provide 19 feet of pavement (including curb and gutter) from centerline. Finally, DOT recommends that the applicant provide a right turn lane into the site entrance from Old Telegraph Road.

Resolution:

As noted earlier in this report, the applicant has agreed to dedicate the requested right-of-way (ROW) and to make the requested frontage improvements. Therefore, this issue is resolved.

Issue: Parking

The applicant proposes to provide fifteen parallel parking spaces around the proposed circle. However, given that the private street is only proposed to be 22-foot wide (which does NOT include the proposed parking spaces), it is unclear if parking would be permitted along this street under the Public Facilities Manual (PFM). The PFM requires private streets to be at least 24 feet wide.

Resolution:

This issue remains unresolved.

Environmental Analysis (Appendix 7)

Issue: Transportation Generated Noise

Staff performed a preliminary highway noise analysis for this site based on projected traffic levels for Telegraph Road. Under the study, it was noted that proposed Lots 8 through 14 would be exposed to noise levels above DNL 65 dBA but below DNL 70 dBA. Therefore, staff recommended that the applicant construct a solid noise barrier (landscaped berm, solid fence, or combination berm/fence) between Telegraph Road and Lots 8 through 14 to mitigate outdoor noise. The noise barrier should 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 six feet high). In addition, staff recommended that the applicant commit to reduce interior noise below 45 dBA through the use of noise reducing building materials and other techniques.

Resolution:

The applicant has proffered to provide a noise study at the time of final subdivision plan approval. The applicant has proffered to reduce the interior noise levels to 45 dBA or less by using construction materials which contain certain acoustical attributes.

The applicant has also proffered to reduce exterior noise levels to 65 dBA or less through the use of an eight (8) foot high acoustical (architecturally solid, no gaps) wood or PVC fence with brick piers along the southern property line. Details of this fence are presented on Sheets 1, 5 and 6 of the CDP/FDP. With these proffer commitments, this issue is resolved.

Issue: Water Quality

The Comprehensive Plan suggests that new development apply low-impact site design techniques to reduce stormwater volumes and peak flows and to increase groundwater recharge. Staff believes that the subject site presents 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. Therefore, staff recommended that the applicant implement additional measures to retain and filter runoff onsite. These measures could include increasing the amount of open space on site, preserving trees, and designing landscaping for bio-retention.

Resolution:

While the applicant has revised the proposed CDP/FDP to include a tree save area, given the proposed density, the site does not provide a great deal of open space. While the applicant has committed to providing a rain garden, given the proposed density and the minimal tree save, it does not appear likely that innovative BMP's could occur at this site.

Issue: Trails

The Countywide Trails Plan shows proposed trails along both Telegraph Road and Old Telegraph Road. The CDP/FDP depicts a conceptual location for the trails. The Director of DPWES will determine the appropriate trail location and design at the time of site development.

The applicant is seeking a modification of the trail requirement along Old Telegraph Road in order to permit this trail to be located in such a way as to preserve existing trees along Old Telegraph Road. Specifically, as shown on the CDP/FDP, the trail along Old Telegraph Road would be diverted into the site and connect to the Old Telegraph Road trail. In this way, the trees along the western portion of Old Telegraph Road could be preserved. Staff supports this modification.

Urban Forestry Analysis (Appendix 8)**Issue: Tree Preservation**

In its review of the proposed application, the Urban Forestry Division noted that the highest quality contiguous block of trees on site is located at the corner of Telegraph and Old Telegraph Roads. The originally-submitted plan proposed no tree save in this

area. Rather, under the original site design, the trees at the corner of Telegraph and Old Telegraph Roads would be removed for the proposed SWM/BMP facility and three proposed lots (Lots 15 through 17). As such, the Urban Forestry Division recommended reconfiguring the site layout to use Parcel A and proposed Lots 15 through 17 as an open space/tree save area/BMP conservation easement. Urban Forestry Division further recommended that the SWM facility be relocated to the interior of the loop road.

Resolution:

The applicant reconfigured the site layout to propose a small tree save area on the corner of Telegraph and Old Telegraph Roads. The applicant did explore the possibility of relocating the SWM facility to the interior of the loop road. However, given the topography of the site, the SWM facility could not be relocated.

Issue: Trail

The applicant proposes an internal trail which would connect the Telegraph Road and Old Telegraph Road trails. This internal trail is shown to be located near a proposed tree save area. The Urban Forestry Division is concerned that installation of this tree may damage or destroy quality trees that should be saved and as such, recommends that the applicant meander this trail to avoid existing quality vegetation.

Resolution:

The applicant has proffered to field-locate this trail. Therefore, this issue is resolved.

Public Facilities Analysis

Sanitary Sewer Analysis (Appendix 9)

The sanitary sewer analysis states that the existing sanitary sewer lines in the vicinity of the subject site have adequate capacity to provide sewer service for the proposed development. It should be noted that Telegraph Woods reimbursement charges are applicable.

Water Service Analysis (Appendix 10)

The application property is located within the franchise area of the Fairfax County Water Authority. Adequate domestic water service is available at the site from an existing eight (8) inch and thirty (30) inch main located at the property. Depending upon the configuration of the on-site water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Fire and Rescue Analysis (Appendix 11)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #37, Kingstowne. Preliminary analysis indicates that the application, as presented, currently meets fire protection guidelines. There are no Fire and Rescue issues associated with this request.

Schools Analysis (See Appendix 12)

The schools analysis indicates that the proposed development would produce seven (7) elementary school students, which is two (2) more students more than the current zoning would produce. The analysis also indicated that the proposed development would produce one (1) intermediate school students, while the current zoning would produce none. Finally, the proposed development would produce three (3) high school students, which is two (2) more students than the current zoning would produce. Hayfield Elementary, Hayfield Middle and Hayfield High Schools are all expected to exceed capacity through the 2005 – 2006 school year. It should be noted that this analysis does not take into account the potential impact of other pending proposals that could affect the same schools.

Stormwater Planning Analysis (Appendix 13)

The stormwater planning analysis states that there are no downstream complaints on file pertaining to the outfall for this property. Channel stabilization project DC291 is located approximately 2,000 feet downstream of the subject site.

Park Authority Analysis (Appendix 14)

A proportional cost of \$41,065 was requested for the recreational needs of the proposed community, which is equivalent to the Zoning Ordinance requirement of nine-hundred-fifty-five dollars (\$955) per dwelling unit. The applicant has proffered to contribute the difference between the value of the recreational improvements provided on-site (gazebo, benches and trails) and the \$955 per unit to the Fairfax County Park Authority for use on recreational facilities in a Fairfax County Park in the general vicinity of the subject site.

Land Use Analysis (Appendix 5)

The application property is planned for a density of 2-3 du/ac. Previously, this site had been designated for a planned density of 1-2 du/ac and 3-4 du/ac. The Plan states that any development in this area should be at the low end of the Plan range, unless significant consolidation is achieved and access is unified and oriented to Old Telegraph Road. The application consolidates all the lots identified under this Plan language within the corner area between Telegraph Road and Old Telegraph Road.

However, the application does not include Parcels 3 and 4, which are also within this corner area but planned for a lower density (1-2 du/ac) than the rest of the area. The application proposes a density of 2.93 du/ac, which is at the high end of the Plan range.

Issue: Design/Site Layout

The applicant is proposing an 18-lot subdivision of single family detached units at a density of 2.93 du/ac, which is at the high end of the density range of 2-3 du/ac. The site layout proposes an average lot size of 7,511 SF, a median lot size of 6,500 SF, and a minimum lot size of 5,600 SF. Had this application had been filed as a R-3 cluster subdivision (the zoning district which most closely characterizes the proposed development), the *minimum* lot size would be 8,500 square. Staff believes that the applicant's proposed lot sizes seem to be more consistent with a R-4 Cluster Zoning District (which requires a minimum lot size of 6,000 square feet) and are therefore, not consistent with the recommended density range for this area (2 to 3 du/ac). Given the proffered minimum setbacks of 20 foot front yards, five (5) foot side yards and 20 foot deep rear yards, staff believes that the proposed lots will lack usable yards, which may make it difficult for homeowners to add decks and other additions in the future.

While the applicant has indicated that the site was designed to cluster development away from the proposed tree save area on Telegraph and Old Telegraph Roads, staff finds that the resulting tree save area is minimal. Furthermore, the tree save area does not preserve all the trees recommended for preservation by the Urban Forester. Staff believes that while clustering of development is appropriate, it appears that the applicant has utilized the P District in this instance to obtain the highest yield possible – particularly given the proposed lot sizes.

In conclusion, staff believes that the layout of the proposed subdivision as currently depicted is not the type of high quality development envisioned for a P-District. Staff recommends that the applicant increase the proposed lot sizes to be compatible with the planned land use for the surrounding area of 1-2 du/ac and 2-3 du/ac.

Resolution:

This issue remains unresolved.

Issue: Consolidation

The Plan language states:

54. *The corner area between Telegraph Road and Old Telegraph Road [Tax Map 100-1 ((4)) 1, 100-1 ((2)) 1, 2 and 3, 100-1 ((9)) A, 1 and 2, and 100-2 ((1)) 1, 1A and 1B] is planned at 2-3 dwelling units per acre. Any development in this area should be at the low end of the Plan range,*

unless significant consolidation is achieved and access is unified and oriented to Old Telegraph Road.

As noted earlier, in this section, the application consolidates all the lots identified under this Plan language within the corner area identified in the Plan language, but it does not include Parcels 100-1 ((9)) 3 and 4, which are also within the corner area bounded by Telegraph Road, Old Telegraph Road, and Hayfield Intermediate and High Schools. These two parcels are planned for a lower density (1-2 du/ac) than the subject site (2-3 du/ac).

Staff believes that it is desirable to include Parcels 3 and 4 within the consolidation in order to facilitate a residential site design with lots sizes and house orientation that are compatible with the planned land use of the area (1-2 du/ac and 2-3 du/ac).

Furthermore, staff believes that exclusion of Parcels 3 and 4 from the consolidation may hinder these parcels' ability to develop in accordance with the Comprehensive Plan in the future. Finally, exclusion of these two lots from the consolidation requires an additional access point on Old Telegraph Road. At the very least, staff believes that the proposed site design should provide interparcel access to Parcel 3 to facilitate future development.

Resolution:

This issue remains unresolved.

Issue: Buffering

As noted above, the proposed development does not include Parcels 100-1 ((9)) 3 and 4, which are located to the east of the property. Under the proposed site layout, five (houses) would be located against the single house on Lot 3, which staff believes is inappropriate. Rather than reducing the number of lots adjacent to Lot 3, the proposed CDP/FDP depicts a 25-foot buffer along the eastern property line to screen the existing residence on Parcel 3. However, the applicant does not propose to fully plant this buffer. Furthermore, a portion of this buffer is located within the boundaries of the individual lots. Staff recommends that the applicant provide landscaping within the proposed lot boundaries that coincide with the 25-foot buffer and assure that it is not removed by the future property owners.

Resolution:

This issue remains unresolved.

Residential Density Criteria

The Comprehensive Plan designates a density range of two (2) to three (3) dwelling units per acre. The proposed density of 2.93 dwelling units per acre is at the high end of the recommended Plan density for this site; therefore, the applicant should satisfy

at least 75% of the applicable Residential Development Criteria specified in the Policy Plan adopted August 6, 1990, amended April 8, 1991. Staff has determined that six (6) of the criteria apply to the proposed development. Evaluation of these criteria is as follows:

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. **No Credit***

As discussed in the Land Use Analysis above, staff does not believe that the layout as currently proposed represents a high quality site design. Staff believes that the layout is crowded and does not complement the surrounding neighborhoods. As noted earlier in this report, the proposed lot sizes are more consistent with what would be expected with a residential density range of three (3) to four (4) du/ac – particularly given the size of the units relative to the size of the lots. While the applicant has indicated that the site was designed to cluster development away from the proposed tree save area on Telegraph and Old Telegraph Roads, the resulting tree save is minimal and does not preserve all of the highest quality trees. Rather than clustering the development to preserve trees, it appears that the applicant has crowded the units together in order to obtain the highest yield possible.

The draft proffers include commitments to mitigate interior and exterior noise levels. Sidewalks are proposed within this development and a trail is proposed along the site's Telegraph and Old Telegraph Roads frontage which would connect the proposed development to the surrounding neighborhoods, high school and retail (7-Eleven, First Virginia Bank and Hayfield Center). However, staff does not believe these commitments are enough to overcome the poor site layout. Therefore, no credit is given for this criterion.

2. *Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community. **Not Applicable***

3. *Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **Not Applicable***
4. *Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **Full Credit***

The applicant has proffered to dedicate 35 feet from centerline along Old Telegraph Road and to construct a half section of Old Telegraph Road to provide 19 feet of pavement (including curb and gutter) from centerline. The applicant has also proffered to provide a right turn lane into the site entrance from Old Telegraph Road.

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.***

A proportional cost of \$17,190 was requested for the recreational needs of the proposed community, which is equivalent to the Zoning Ordinance requirement of nine-hundred-fifty-five dollars (\$955) per dwelling unit. The applicant has proffered to provide cash equal to this amount as required by the Zoning Ordinance.

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. **No Credit***

The applicant property includes 25% open space, which exceeds the required amount of open space for a PDH-3 District (20%). However, this open space, which is primarily located in the southwestern portion of the site, does not appear to be usable as most of it is taken up by the proposed SWM facility. The lack of usable common open space is further compounded by the lack of usable yards within the proposed lots (most of the proposed lots are consumed by the house). For these reasons, staff does not believe that the proposed design provides usable and accessible open space in excess of County ordinance requirements.

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 and enhancement to environmental resources must be in excess of ordinance requirements.

1/2 Credit

Trees are the most significant feature on site. The proposed site layout would preserve a portion of the best quality trees on-site. However, more of the trees could be preserved with either a smaller SWM facility or a reduced density

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 applicant has proffered to provide a contribution to the Fairfax County Housing Trust Fund in accordance with the formula established by the Board of Supervisors.

9. *Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage.*
Not Applicable.
10. *Integrate land assembly and/or development plans to achieve Plan objectives.*
Half Credit.

While the parcels included in the rezoning application constitute a significant portion of the land unit, this application does not include the two adjacent parcels (Parcels 3 and 4). Under the proposed site layout, no interparcel access is provided to Parcels 3 and 4. As such, any future redevelopment of Parcels 3 and 4 would be constrained in its design and require another entrance onto Old Telegraph Road, which would, in turn, hinder these parcels' ability to develop in accordance with the Comprehensive Plan.

Summary:

The application has not satisfied at least 75% of the applicable Residential Development Criteria and therefore, does not merit favorable consideration at the density requested.

ZONING ORDINANCE PROVISIONS (Appendix 15)

In order to complement development on adjacent properties, Par. 1 of Sect. 16-102 (Planned Development Design Standards) requires that at all peripheral boundaries of

the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In this case, the zoning district which most closely characterizes the proposed development is the R-3 Cluster Zoning District. However, where the PDH District requires specific requirements, these requirements are listed.

Standard	Requirement (PDH-3) or Guideline (R-3 Cluster)	Provided
District Size (PDH-3)	Minimum 2 Acres	6.14 Acres
Lot Size (R-3 Cluster, Guideline Only)	Minimum – 8,500 SF	Average - 7,511 SF Max. – 12,600 SF Min. – 5,600 SF
Minimum Lot Width	Interior – No requirement Corner – 80 feet min.	52 feet
Building Height (R-3 Cluster, Guideline Only)	Max. 35 ft.	Max. 35 ft.
Front Yard (R-3 Cluster, Guideline Only)	20 feet	20 feet
Side Yard (R-3 Cluster, Guideline Only)	8 feet, but a total minimum of 20 feet	5 feet
Rear Yard (R-3 Cluster, Guideline Only)	25 feet	20 feet
Open Space (PDH-3)	20%	25%
Parking		
Parking Spaces (2 spaces/unit)	36 spaces	51 spaces * Includes 15 parallel spaces along private street

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

MODIFICATIONS/WAIVERS

Waiver of the Limitation on Fence Height

The applicant is seeking a waiver of the limitation on fence height per Par. 8 of Sect. 16-401 to permit the proposed wall along Telegraph Road to be up to eight (8) feet in height. The height of this wall will provide exterior noise mitigation for the rear yard areas of proposed Lots 8 through 14. While a fence of this height is not desirable in the rear yard of a lot, since the height of this wall is needed for noise mitigation, staff supports the requested waiver to permit the wall to be as high as eight (8) feet.

OTHER ZONING ORDINANCE REQUIREMENTS:

Planned Development Requirements

Article 6

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

PDH Districts provide the opportunity to develop a site with more open space than would be required in a conventional zoning district. This site provides 25% open space, which exceeds the 20% requirement for the PDH-3 District set forth in Sect. 6-110. However, staff does not believe that the proposed layout provides a high quality site design. The layout is crowded and does not complement the surrounding neighborhoods. While the applicant has indicated that the site was designed to cluster development away from the proposed tree save area on Telegraph and Old Telegraph Roads, the resulting tree save is minimal. Rather than clustering the development to preserve trees, it appears that the applicant has crowded the units together in order to obtain the highest yield possible. Were the applicant requesting the R-3 Cluster District, the lot sizes would be a minimum of 8,500 SF. Under the applicant's layout, the minimum lot size is 5,600 SF, which is more akin to the R-4 Cluster District (which requires a minimum lot size of 6,000 SF). Therefore, staff does not believe that the proposed layout meets the purpose and intent of the PDH District.

The proposed 6.14-acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 2.93 dwelling units per acre falls within the maximum density of three (3) du/ac for the PDH-3 District (Sect. 6-109).

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or a cash contribution for provision of off-site

facilities. The applicant has proffered to contribute the difference between the value of the on-site recreational improvements (the benches and trail within the linear park) and the \$955 per unit to the Fairfax County Park Authority for use on recreational facilities in a Fairfax County Park in the general vicinity of the subject site.

16-101 Planned Development General Standards

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

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

As stated earlier in this report, the proposed development proposes a density that is at the high end of the density range recommended by the Plan. However, as discussed earlier, staff does not believe that the proposed lot sizes complement the surrounding neighborhoods. The R-3 Cluster Zoning District – which most closely characterizes the proposed development – requires a minimum lot size of 8,500 SF. The proposed layout, which proposes a minimum lot size of 5,600 SF, is more like the R-4 Cluster Zoning District (which requires a minimum lot size of 6,000 SF). Therefore, this standard has not been satisfied.

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

The stated purpose and intent of the planned development district is to “encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district’s regulations are designed to insure ample provision and efficient use of open space, and to promote high standards in the layout, design and construction of residential development”, among others.

As stated earlier in this report, staff believes that the proposed lot sizes are too small to be compatible with the surrounding neighborhoods. While the applicant has tried to cluster the homes to save trees, the resulting tree save is minimal. Furthermore, the tree save is separated from the proposed units by a large SWM facility. Rather than clustering the development to preserve trees, it appears that the applicant has crowded the units together in order to obtain the

highest yield possible. Given the size of the proposed lots and the proposed setbacks for the units, staff does not believe that the proposed layout meets the general intent of the P-district. Therefore, this standard has not been satisfied.

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

Trees are the most prominent natural feature present on the site. While the applicant is proposing to preserve some of the best quality trees on the site, additional trees could be preserved with a smaller SWM facility or lower density. Therefore, this standard is not satisfied.

4. *The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.*

Under the applicant's proposal, the proposed development would be isolated unto itself. There would be no connection to the adjacent, unconsolidated parcels (Parcels 3 and 4). As such, any future redevelopment of Parcels 3 and 4 would be constrained in its design, which would hinder these parcels' ability to develop in accordance with the Comprehensive Plan in the future. Furthermore, without a shared entrance or interparcel access connection to Parcels 3 and 4, there would have to be an additional access point on Old Telegraph Road. Finally, as noted earlier in the report, under the proposed site layout, five houses would be located against the single house on Lot 3, which staff believes is inappropriate and adequate buffering has not been provided. Therefore, this standard has not been satisfied.

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

Staff's analysis has determined that the above listed facilities and services are available and adequate for the use. Therefore, this standard is satisfied.

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

As stated earlier in this report, the applicant is providing trails along its Telegraph and Old Telegraph Road frontage. These trails will connect the proposed neighborhood with surrounding neighborhoods and schools (Hayfield)

and the neighboring retail (7-Eleven, First Virginia Bank and Hayfield Center). The applicant also proposes an internal trail which would link the Telegraph Road trail to the Old Telegraph Road trail, as well as to the internal sidewalks. Therefore, this standard is satisfied.

16-102 Planned Development Design Standards

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

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

Under the applicant's proposal, only rear yards will be located along the periphery of the development. The development meets the rear yard setback requirements (25 feet) for the R-3 Cluster zoning district – the zoning district which most closely characterizes the proposed development. The applicant meets this requirement by providing a 20-foot deep backyard and a 10-foot wide open space strip. Therefore, this standard has been satisfied.

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

The applicant meets the PDH-3 open space requirement of 20% and the off-street parking requirements.

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

The proposed trail connections will link the surrounding neighborhoods with the surrounding neighborhoods and schools (Hayfield) and the nearby retail (7-Eleven, First Virginia Bank and Hayfield Center). However, as noted in the Transportation Analysis, it is not clear if the proposed 22-foot wide private street meets the PFM requirements and if the proposed parallel parking spaces would be permitted.

Summary of Zoning Ordinance Provisions

The application has not satisfied the P-District standards.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

While the proposed unit type and proposed density are within the recommended Comprehensive Plan range of 2-3 du/ac, the proposed lot sizes and layout are more typical of a development at the 3-4 du/ac density range. While the applicant has indicated that the layout was designed to cluster the proposed units away from the proposed tree save area on the corner of Telegraph and Old Telegraph Roads, the proposed tree save is minimal. It would appear that the clustering was done more for the maximization of density, rather than for the preservation of trees. For these reasons, staff does not believe that the proposed application is in harmony with the Comprehensive Plan nor is it in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends that RZ 2001-LE-024 and the Conceptual Development Plan be denied. However, if it is the intent of the Board of Supervisors to approve RZ 2001-LE-024, staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends that FDP 2001-LE-024 be denied. However, if it is the intent of the Planning Commission to approve FDP 2001-LE-024, staff recommends that the approval be subject to the proposed development conditions contained in Appendix 2 and the Board's approval of RZ 2001-LE-024 and the Conceptual Development Plan.

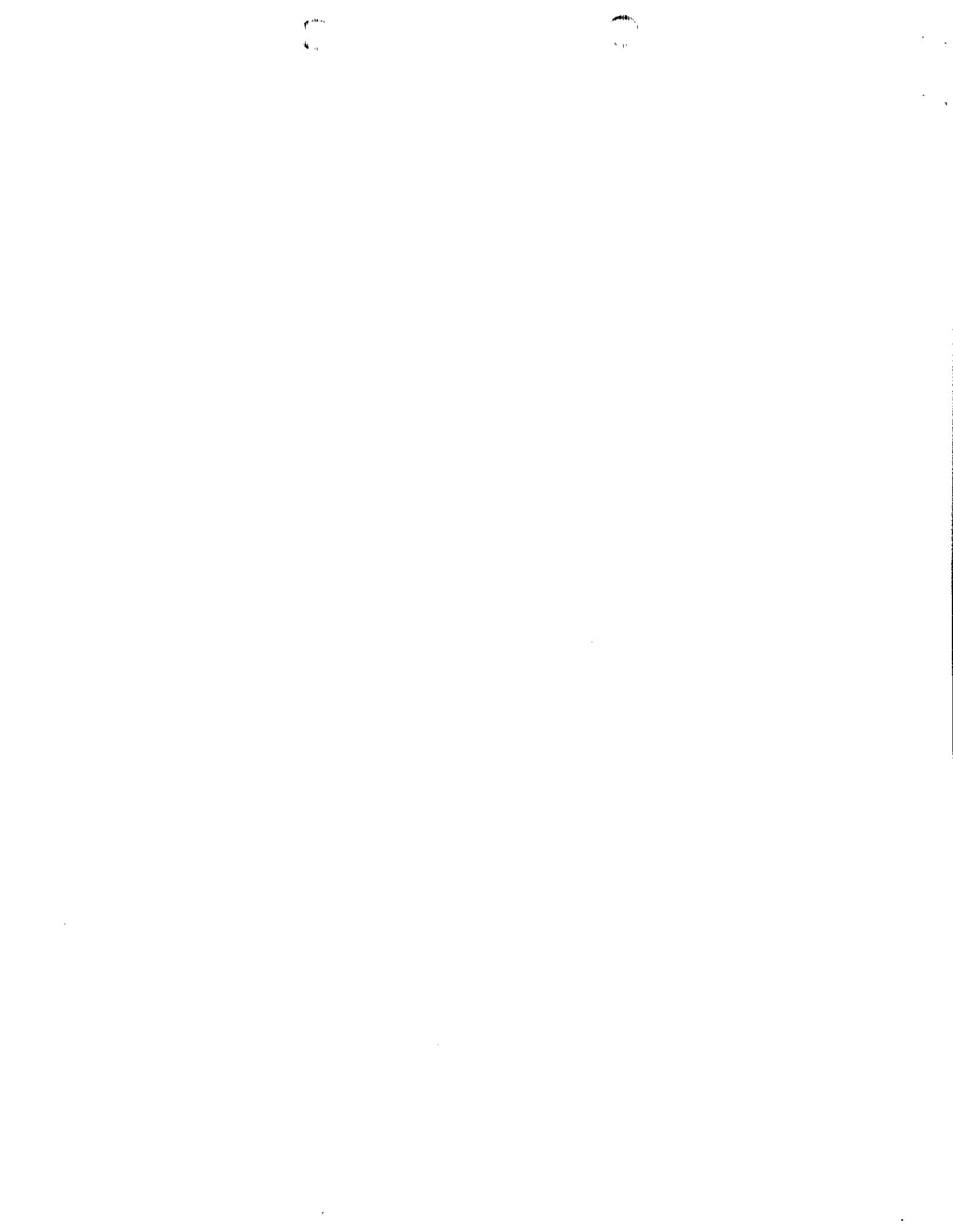
It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit

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



PROFFERS
Equity Homes Rezoning
RZ/FDP 2001-LE-024

June 27, 2002

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 100-1((9))-A, -1, -2; 100-1((4))-1; 100-1((2))-1, -2, -3 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the PDH-3 District is granted. In the event said application request is denied, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The proffered conditions are:

I. GENERAL

1. Subject to the proffers and the provisions of Article 16 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), containing 6 sheets prepared by Christopher Consultants, dated March 30, 2001, and revised through April 23, 2002.

2. The development shall consist of a maximum of eighteen (18) single family detached residential units. None of the approved units shall have direct driveway access to Telegraph Road.

3. In conjunction with the appropriate subdivision review processes, private streets, shared driveways and common areas shall be dedicated to the homeowners association.

4. All private streets shall be constructed pursuant to PFM pavement section standards for private streets and be of a thickness required by the PFM for public subdivision streets. All prospective purchasers shall be advised of the existence of private streets and the associated maintenance obligations prior to entering into a contract of sale.

5. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be incorporated in the HOA documents and 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 homeowners' association (HOA), which shall be established, and the Board of Supervisors. Prospective purchasers shall be advised of this use restriction at the time of entering into a contract of sale.

6. The Applicant shall record, among the land records, a covenant prohibiting the storage and/or parking of recreational vehicles (boats, trailers, and mobile homes) on the private street system within the Property. Each Deed of Conveyance to the purchasers of lots shall expressly contain this disclosure and prospective purchasers shall be advised of this restriction prior to entering into any contracts of sale.

7. The covenants referenced the Proffer numbers 5 and 6 above shall be clearly disclosed in the HOA documents, shall run to the benefit of the HOA and shall be approved by the County Attorney prior to the recordation of the Deed of Subdivision.

II. ARCHITECTURAL DESIGN

1. The general design and architecture of the approved units shall be in substantial conformance with the illustrative renderings attached as sheet 6 of the CDP/FDP, or of comparable quality. For the purpose of administering this proffer, it shall be understood that the renderings attached to the CDP/FDP are illustrative in nature and that "substantial conformance" shall not preclude reasonable product design choices that honor the general unit style and the type and proportion of elements and materials generally reflected on the CDP/FDP as further qualified by the items enumerated below.

A. The front façade of the approved units shall incorporate the following elements:

1. brick or stone steps and stoops;
2. the use of brick or stone on the water table (finished grade to the point where the installation of the selected siding material begins);
3. landscaping consistent with the "lot typical" shown on the CDP/FDP.
4. The incorporation of at least one (1) of the following elements:
 - brick or stone on all or a portion of the front façade,
 - the incorporation of reverse gables,
 - standing seam metal accents (as an example, in areas generally above front bay windows or porches),

- the use of palladian or similar decorative windows;

B. The rear of the approved units visible from Telegraph Road shall incorporate the following:

1. the use of shutters, decorative trim and related accent materials on windows and portions of the rear façade that are not visually screened by the noise attenuation wall required by these Proffers along Telegraph Road, (generally the second story and above). Such shutters, trim or other accent materials shall be complementary, in terms of type and color, to those items or materials used on other portions of the façade.

III. TRANSPORTATION

1. All private streets shall be constructed pursuant to PFM pavement section standards as to the thickness for public subdivision streets. All prospective purchasers shall be advised in writing at time of contract of sale of the existence of private streets and all other associated maintenance obligations required by these Proffers prior to entering into a contract of sale. The existence of private streets shall be disclosed in the HOA documents.

2. At the time of subdivision plan review, or on demand of VDOT or Fairfax County, which ever one first occurs, the Applicant shall dedicate at no cost in fee simple to the Board of Supervisors, the right-of-way located generally parallel to Telegraph Road and Old Telegraph Road and identified as "to be dedicated" on the CDP/FDP. This shall include a dedication of right-of-way to: 60 feet from centerline along Telegraph Road, 72 feet from centerline along Telegraph Road in the area of the right turn lane

shown along the site frontage and 35 feet from centerline along Old Telegraph Road. The Applicant shall, along Old Telegraph Road, construct a ½ section of Old Telegraph Road to provide 19 feet of pavement, with appropriate curb and gutter, from centerline. Similarly, the Applicant shall construct the right turn lane into the site entrance as shown on the CDP/FDP. The design and configuration of this improvement shall be subject to review and approval by DPWES and/or VDOT. The Applicant shall be entitled to density credit for these and any other dedication of land in accordance with the provisions of Article 2 of the Ordinance.

IV. ENVIRONMENTAL

1. Stormwater management shall be provided in accordance with the requirements of the PFM. To provide a natural appearance within the pond, any required stormwater management facility shall be landscaped to the maximum extent possible in accordance with the planting policies of the County.

2. At the time of site plan review and approval, the Applicant shall diligently pursue the approval of the necessary waivers or engineering approvals to allow the applicable stormwater management requirements to be potentially met without the use of a structural detention pond, or with a structural pond of smaller size than that identified on the CDP/FDP. To further this objective, the Applicant reserves the right to employ “rain gardens” or similar alternative measures, as approved by DPWES. In the event a rain garden is employed, it shall be maintained by the HOA in accordance with Attachment A and such maintenance responsibilities shall be disclosed in the HOA documents. Should DPWES fail to approve the necessary permits and/or waivers, the

Applicant reserves the right to provide a structural dry pond in substantial conformance with that shown on the CDP/FDP in accordance with Proffer IV, 1.

3. The location and configuration of the stormwater management facility shall be in substantial conformance with the CDP/FDP. Modifications to the configuration of the pond may be made based on final engineering requirements, so long as such modifications do not encroach into designated tree save areas. In the event that the final design and engineering indicates that the applicable water quality/quantity requirements can be met without the use of a structural dry pond or if the required stormwater management pond requires less land area than that shown on the CDP/FDP, those areas not required in connection with the stormwater pond or its associated grading shall be examined jointly by the Applicant and the County Urban Forester for feasibility as additional tree preservation areas. If found to be viable for tree preservation purposes, these areas shall be protected in accordance with the requirements of these proffers. If such areas not used for stormwater management are not deemed appropriate for tree preservation by the Applicant and the County Urban Forester, then such areas shall be landscaped with a type and amount of landscaping that is generally consistent with the landscape concepts described on Sheet 5 of the CDP/FDP.

4. Landscaping shall be provided in substantial conformance with the landscaping concepts shown on the CDP/FDP. If, during the process of subdivision plan review, any new landscaping shown on the CDP/FDP cannot be installed, or any existing landscaping shown in tree save areas is removed, in order to locate utility lines, trails, etc., as determined necessary by the Director, DPWES, then an area of additional landscaping consisting of trees and/or plant material of a type and size generally

consistent with that displaced, shall be substituted at an alternate location on the site. In order to minimize site disturbance, the trails described on the CDP/FDP shall be field located in consultation with the Urban Forestry Division prior to submission of the subdivision plan. If it is determined necessary to install utilities or trails outside the limits of clearing and grading shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the Urban Forestry Division. A replanting plan shall be developed and implemented, subject to approval by the Urban Forestry Division for any areas outside the limits of clearing and grading that must be disturbed for trail or utility purposes. To the extent practical, native species shall be used in all landscaped areas.

5. The limits of clearing and grading shown on the CDP/FDP and required pursuant to these proffers shall be considered maximum limits.

6. A certified arborist shall be retained by the Applicant to prepare a tree preservation plan to be reviewed and approved by the Urban Forestry Branch as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter, located within designated tree save areas. 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 provided. Activities may 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 a four (4) foot high, fourteen (14) gauge welded wire fence, attached to six (6) foot steel posts, which are driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the subdivision plan's Phase I and II erosion and sediment control sheets in all areas.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures.

7. Before or during the required pre-construction meeting, the Applicant shall walk the limits of clearing and grading with a representative of both the Urban Forestry Division and the Lee District Land Use Advisory Committee to field locate sidewalk locations and determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. These walks may be conducted independently from one another. Trees that are not likely to survive construction due to their species, condition, and/or their proximity to disturbance shall also be identified at this time and the applicant shall be given the option of removing them as part of the clearing operation. Any tree that is designated for removal at the edge of the limits of clearing and grading or within a tree preservation area shall be removed using a chainsaw to avoid damage to surrounding trees. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees.

8. All homes on the Property shall meet the thermal guidelines of the Cabo Model Energy Program for energy-efficient homes, or its equivalent as determined by DPWES, for either gas or electric energy systems as may be applicable.

9. To the extent determined feasible by the County Urban Forester, new tree plantings within peripheral buffers shall incorporate native species.

V. NOISE MITIGATION

1. Prior to final subdivision plan approval, the Applicant shall demonstrate to the satisfaction of DPWES and DPZ, through the submission of a noise study, that exterior noise levels within those yards located at the rear of those units located parallel to Telegraph Road are reduced to a level of 65 dBA or less based on final site grades and final topographic conditions. In order to mitigate outdoor noise to a level of 65 dBA, for those yards specified herein, prior to the issuance of the first Residential Use Permit (RUP), the Applicant shall construct a fence or similar barrier along those lot lines that are parallel to the Telegraph Road right-of-way in the location generally identified on the CDP/FDP. The design and materials of this fence or similar barrier with no gaps or openings shall be in substantial conformance with the illustrative rendering shown on Sheet 6 of the CDP/FDP, and shall generally compliment and be consistent with the design and materials associated with the approved units. The height of this noise barrier may exceed the minimum height requirements for a fence or wall generally imposed by Article 10 of the Zoning Ordinance in accordance with the provisions of Paragraph 7 of Section 16-401. The noise barrier shall not exceed eight (8') feet in height.

2. In order to reduce the maximum interior noise to a level of approximately 45 dBA Ldn, all units located between 65-70 dBA Ldn highway noise impact contours shall employ the following measures:

- (a) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39;
- (b) Doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than 20% of any façade, they shall have the same laboratory STC rating as walls; and
- (c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In addition to that generally specified in Proffer V 1 and 2 above, the Applicant may elect to have a refined acoustical analysis performed, subject to the approval of DPWES and the Department of Planning and Zoning, to revise interior noise attenuation measures and/or to potentially reduce the height of the noise barrier from that generally shown on the CDP/FDP. In no event shall the noise barrier be less than five (5) feet in height.

VI. RECREATION

1. At the time of subdivision plan review, the Applicant shall demonstrate that the proposed recreational amenities have a value equivalent to \$955.00 per unit as required by Article 6 of the Zoning Ordinance. The Applicant reserves the right to install active or passive recreational facilities, to include but not be limited to tot lots, fitness courses, gazebos, playgrounds and similar facilities, in open space areas shown on the

CDP/FDP, provided such facilities shall conform to the provisions of Article 6 and shall not encroach into the limits of clearing prescribed by these proffers. In the event it is demonstrated that the proposed facilities do not equal the \$955 per unit required value, the Applicant shall have the option to: (1) provide additional on-site recreational amenities within the open space areas shown on the CDP/FDP, if it is determined that the location of such amenities would be in substantial conformance with the FDP; or (2) contribute necessary funds to the Fairfax County Park Authority for off-site recreational facilities in the vicinity of the subject site in accordance with Section 16-404 of the Ordinance.

VII. AFFORDABLE HOUSING

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

VIII. OTHER

1. All monetary contributions required by these proffers, except that associated with Proffer #1 of the Section entitled "Recreation," shall be adjusted upward or downward, based on changes to the Construction Cost Index published in the Engineering News Record occurring subsequent to the date of rezoning approval.

2. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the applicant or at the Applicant's direction to assist in

the initial sale of homes on the Subject Property. Furthermore, the applicant shall direct its agents and employees involved in marketing and sale of residential units on the Subject property to adhere to this proffer.

3. A contribution of \$750.00 per unit shall be made to the Board of Supervisors for a specific fund designated for schools impacted by the proposed development. A per unit contribution shall be made at the time of issuance of individual building permits.

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These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

Contract Purchaser:

EQUITY HOMES, INC.

By: _____
Name: _____
Title: _____

Title Owners:

JANET M. BAHR TRUST

By: _____
Janet M. Bahr, Trustee

THE BAHR FAMILY CO., L.L.C.

By: _____
Janet M. Bahr
Its: Managing Member

\\REA\65158.23

ATTACHMENT A

Specifications for Maintenance of Rain Gardens

Description	Method	Frequency	Time of the year
SOIL			
Inspect and Repair Erosion	Visual	Monthly	Monthly
ORGANIC LAYER			
Remulch any void areas	By hand	Whenever needed	Whenever needed
Remove previous mulch layer before applying new layer (optional)	By hand	Once every two to three years	Spring
Any additional mulch added (optional)	By hand	Once a year	Spring
PLANTS			
Removal and replacement of all dead and diseased vegetation considered beyond treatment	See planting specifications	Twice a year	3/15 to 4/30 and 10/1 to 11/30
Treat all diseased trees and shrubs	Mechanical or by hand	N/A	Varies, depends on insect or disease infestation
Watering of plant material shall take place at the end of each day for fourteen consecutive days after planting has been completed	By hand	Immediately after completion of project	N/A
Replace stakes after one year	By hand	Once a year	Only remove stakes in the spring
Replace any deficient stakes or wires	By hand	N/A	Whenever needed
Check for accumulated sediments	Visual	Monthly	Monthly

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2001-LE-024

July 3, 2002

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2001-LE-024 for Tax Map Parcels 100-1 ((4)) 1; 100-1 ((9)) 1, 2, A; 100-1 ((2)) 1, 2, and 3, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. All new deciduous trees shall be 2.5 to 3.0 inches in caliper at the time of planting. All new evergreen trees shall be a minimum of six (6) feet in height at the time of planting.



REZONING AFFIDAVIT

APPENDIX 3

DATE: June 18, 2001
(enter date affidavit is notarized)

I, Gregory A. Riegle, Agent for Applicant, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 2001-74a

in Application No(s): RZ/FDP 2001-LE-024
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Equity Homes, L.P. Agent: Peter Hazeloop	11200 Waples Mill Road Suite 360 Fairfax, VA 22030	Applicant/Contract Purchaser Tax Map: 100-1((2)):1, 2, 3; 100-1((4)):1; 100-1((9)):1, 2, A
Christopher Consultants, Ltd. Agent: Michael Kitchens	9900 Main Street Suite 400 Fairfax, VA 22031	Engineer/Agents
McGuireWoods LLP Agents: Gregory A. Riegle, Esquire Meagan E. Micozzi, Land Use Planner	1750 Tysons Blvd., Suite 1800 McLean, VA 22102	Attorneys/Agents

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: June 18, 2001
(enter date affidavit is notarized)

2001-74a

for Application No(s): RZ/FDP 2001-LE-024
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
--	---	---

Janet M. Bahr Trust
Agent: Janet M. Bahr, Trustee and Beneficiary

7758 Telegraph Road
Alexandria, VA 22315-3823

Title Owner/Agent
Tax Map:
100-1((2)):1
100-1((9)):A

The Bahr Family Co., L.L.C.
Agent: Janet M. Bahr, Managing Member

7758 Telegraph Road
Alexandria, VA 22315-3823

Title Owner/Agent
Tax Map:
100-1((1)):2, 3
100-1((4)):1
100-1((9)):1, 2

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

DATE: June 18, 2001
(enter date affidavit is notarized)

2001-74a

for Application No(s): RZ/FDP 2001-LE-024
(enter County-assigned application number(s))

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

Equity Resources, Inc. 11200 Waples Mill Road, Suite 360
Fairfax, VA 22030DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert L. Fitton, I
Lindalee B. Fitton

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

Robert L. Fitton, I, President
Peter Hazeloop, Vice President
Robert L. Fitton, II, Vice President & Treasurer
Lindalee Fitton, Vice President & Secretary

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

Christopher Consultants, Ltd. 9900 Main Street, Suite 400
Fairfax, VA 22031DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher W. Brown
William R. Goldsmith, Jr.
Louis Canonico
William R. Zink

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

Christopher W. Brown, President
William R. Goldsmith, Jr., Executive Vice President/Secretary
Louis Canonico, Vice President

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

REZONING AFFIDAVIT

DATE: June 18, 2001
(enter date affidavit is notarized)

2001-74a

for Application No(s): RZ/FDP 2001-LE-024
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

Equity Partners of McGuireWoods LLP

- | | |
|-------------------------|---------------------------|
| Adams, Michael | Burrus, Robert L., Jr. |
| Adams, Robert T. | Busch, Stephen D. |
| Ames, W. Allen, Jr. | Cabaniss, Thomas E. |
| Anderson, Arthur E., II | Cairns, Scott S. |
| Anderson, Donald D. | Capwell, Jeffrey R. |
| Armstrong, C. Torrence | Carter, Joseph C., III |
| Atkinson, Frank B. | Cogbill, John V., III |
| Aucutt, Ronald D. | Courson, Gardner G. |
| Bagley, Terrence M. | Cranfill, William T., Jr. |
| Barr, John S. | Cullen, Richard |
| Bates, John W., III | Dabney, H. Slayton, Jr. |
| Belcher, Dennis I. | Deem, William W. |
| Boland, J. William | Den Hartog, Grace R. |
| Bracey, Lucius H., Jr. | Douglass, W. Birch, III |
| Broadus, William G. | Dudley, Waller T. |
| Brown, Thomas C., Jr. | Dunetz, Jeffrey L. |
| Burke, John W., III | Dyke, James Webster, Jr. |
| Burkholder, Evan A | Earl, Marshall H., Jr. |

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

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

DATE:

June 18, 2001

(enter date affidavit is notarized)

2001-74a

for Application No(s):

RZ/FDP 2001-LE-024

(enter County-assigned application number(s))

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

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915(check if applicable) The above-listed partnership has no limited partners.

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

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

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

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

DATE: June 18, 2001
(enter date affidavit is notarized)

2001-74a

for Application No(s): RZ/FDP 2001-LE-024
(enter County-assigned application number(s))

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

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

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

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

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

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

4

REZONING AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

2001-74a

for Application No(s): RZ/FDP 2001-LE-024
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

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

Gregory A. Riegler, Applicant's Agent

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

Subscribed and sworn to before me this 18th day of June, 2001, in the state of Virginia.

Pamela P. Terrelue
Notary Public

My commission expires: 3/31/02

NARRATIVE STATEMENT OF JUSTIFICATION

May 31, 2001

Rezoning by Equity Homes, Inc. for property located at Fairfax County Tax Map Reference 100-1((9)), Parcel A, Parcel 1, Parcel 2, 100-1((4)), Parcel 1 and 100-1((2)), Parcels 1, 2 and 3.

Introduction

The subject application filed by Equity Homes, Inc. (the 'Applicant') is a request for rezoning approval to permit a 6.1366 acre site (the 'Property') to be rezoned from the R-1 District to the PDH-3 District so as to permit the development of 18 single-family detached units. The property is located on the northwest side of Telegraph Road, just east of its intersection with Old Telegraph Road. This consolidation of property removes a number of existing curb cuts to Telegraph Road, provides an opportunity to implement a number of contemplated road improvements in the Telegraph Road corridor and uses the Planned Development District regulations to yield a higher quality of development than that associated with more conventional scenarios.

Land Use Compatibility

The Property is recommended in the Comprehensive Plan for residential development at two to three (2-3) dwelling units per acre. The application is in conformance with the recommendations of the Comprehensive Plan. In the context of the surrounding uses, the proposed development is of a type and density that is consistent with the land use recommendations for the abutting properties, which are also generally planned for single-family detached units.

Quality and Design

The proposed Planned Development District enables significant portions of the site to be preserved as open space. The open space areas are strategically configured around the periphery of the site to provide opportunities for tree save and attractive landscape buffers along the abutting rights of way so as to make the project visually appealing from the public right-of-way and provide reasonable screening for the proposed units. The open space areas also provide more than ample opportunities for usable open space and passive recreation within the proposed development.

Conclusion

To the best of the Applicant's knowledge, the proposed development does or will comply with all County requirements related to drainage, utilities and infrastructure. Similarly, to the

best of the Applicant's knowledge, there are no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title mwbb40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site. The proposed development will conform to all applicable ordinances, regulations, adopted standards, and any applicable conditions.

For all of the aforementioned reasons, it is respectfully requested that this application be endorsed by the staff and the planning Commission and approved by the Board of Supervisors

McGUIREWOODS LLP

Gregory A. Riegle
Agent for Applicant

WREA\57314.1

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for:
RZ 2001-LE-024 concurrent with FDP 2001-LE-024

DATE: 20 June 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated May 2, 2002. This application requests a rezoning from R-1 to PDH-3. Approval of this application would result in a density of 2.96 dwelling units per acre. 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 developed with several single family detached structures, planned for residential use at 2-3 dwelling units per acre and zoned R-1. Single family detached homes are located to the north, planned for residential use at 1-2 dwelling units per acre and 2-3 dwelling units per acre and zoned R-1. Single family detached homes and retail establishments are located to the east, planned for residential use at 1-2 and 2-3 dwelling units per acre and zoned R-1 and C-5, respectively. Fort Belvoir is located to the south, planned for public facilities and zoned R-C. To the west are a church and single family detached homes that are planned for residential use at 2-3 dwelling units per acre and zoned R-1.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 6.41-acre property is located in the Lehigh Community Planning Sector (RH-4) of the Rose Hill Planning District in Area IV. The Comprehensive Plan provides the following guidance on the land use and the density for the property:

Text:

In Plan Amendment No. 2002-17, adopted by the Board of Supervisors on June 3, 2002, under the heading, "Recommendations, Land Use, Rest of Sector," the Plan states:

“53. The corner area between Telegraph Road and Old Telegraph Road (TM 100-1 ((4)) 1, 100-1 ((2)) 1, 2 & 3, 100-1 ((9)) A, 1 & 2 and 100-2 ((1)) 1, 1A & 1B) is planned at 2-3 dwelling units per acre. Any development in this area should be at the low end of the Plan range, unless significant consolidation is achieved and access is unified and oriented to Old Telegraph Road.

Parcels 100-2 ((1)) 1, 1A & 1B are currently developed and shown on the Plan Map as retail and other uses. These uses are appropriate at an intensity of up to .20 FAR.”

On page 35 of the 2000 edition of the Policy Plan, under the heading, “Land Use Compatibility,” the Plan states:

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

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.”

Map:

The Comprehensive Plan map shows that the property is planned for residential use at 2-3 dwelling units per acre.

Analysis:

The application and development plan propose a single family detached residential development at 2.96 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan.

The proposed lot sizes (average lot size of 7,511 square feet, median lot size of 6,500 square feet) are consistent with a density range of 3-4 dwelling units per acre based on the minimum lot size for a cluster development (6,000-8,500 square feet). Lot sizes ranging from 8,500-13,000 square feet are consistent with a density of 2-3 dwelling units per acre based on the minimum lot size for a cluster development. The applicant should increase the lot sizes to be compatible with the planned land use for the surrounding area of 1-2 and 2-3 dwelling units per acre. Furthermore, the building footprints indicate that the proposed structures are only 5 feet from the property line, resulting in a dense arrangement of the structures on the site which is not compatible with the planned land use for the surrounding area of 1-2 and 2-3 dwelling units per acre.

The applicant should consider consolidating parcels 100-1 ((9)) 3 and 4 with the subject property to facilitate a residential site design with lot sizes that are compatible with the planned land use of the area, residential use at 1-2 and 2-3 dwelling units per acre.

The applicant has provided architectural details for the rear elevation of the structures located along Telegraph Road. A decorative sound wall along Telegraph Road enhances this frontage. The applicant should specify the height of the proposed wall.

The development plan shows a 25-foot buffer along the eastern side of the property adjacent to existing residential development, however, it is not fully planted with vegetation, and a portion of the buffer is located within the proposed lot boundaries. The applicant should provide landscaping within the proposed lot boundaries that coincide with the 25-foot buffer and assure that it is not removed by the future property owners.

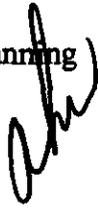
To facilitate unified access to Old Telegraph Road, the applicant should consider providing access to parcel 100-1 ((9)) 3.

BGD: ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3- 4 (RZ 2001-LE-024)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-LE-024, FDP 2001 LE-024; Equity Homes, L.P.
Traffic Zone: 1488
Land Identification Map: 100-1 ((02)) 1,2,3
100-1 ((04)) 1
100-1 ((09)) A,1,2

DATE: August 21, 2001

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on updated plans dated July 20, 2001.

The applicant requests the rezoning of 6.14 acres from the R-1 district to the PDH-4 district. The applicant proposes to develop this property with 20 detached single-family lots with an average lot area of 6,740 square feet. The site is expected to generate approximately 180 trips per day, with approximately 20 vehicular trips generated per the a.m. and p.m. peak hours.

The department has reviewed the subject application and offers the following comment:

- The applicant should provide frontage improvements, including curb and gutter, on Old Telegraph Road at 19 feet from centerline.

AKR/AK:ak

c:\mword\rz-cases\rz01le24

cc: Michele Brickner, Director, Office of Site Review, DPW & ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RAY D. PETHTEL
INTERIM COMMISSIONER

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

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

March 13, 2002

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22033

Re: RZ/FDP 2001-LE-024, Equity Homes Draft Proffers
Tax Map No.: 100-1 ((4,9,2))

Dear Ms. Byron:

This office has reviewed the referenced Draft Proffers and we offer the following comments:

III. TRANSPORTATION

- 2a. The applicant should provide improvements to 19 feet from the centerline on Old Telegraph Road.
- 2b. The applicant should be consistent with the latest revised Preliminary Plan for VDOT Project #0611-303-C502. The proposed improvements to Telegraph Road have been reduced from a 6-lane to a 4-lane divided roadway. Consequently, the right-of-way currently indicated for the project is 50 feet from the centerline at the location of the turn lane and 38 feet. The revised plan also features a pond not shown in the earlier version.

If I can provide any additional information, please do not hesitate to contact me at (703) 383-2424.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Huckabee-Mayfield".

Jorg Huckabee-Mayfield
Transportation Engineer Senior

c: Ms. Angela Rodeheaver

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT: RZ-2001-LE-024,
Equity Homes/Bahr Property

DATE: 26 July 2001

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated July 20, 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** (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 . . .”

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 Telegraph Road. 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 150 feet from centerline
DNL 70 dBA 70 feet from centerline

Lots 8-15 are exposed to noise levels above DNL 65 dBA but below DNL 70 dBA. The applicant should construct a solid noise barrier (landscaped berm, solid fence, or combination berm/fence) between Telegraph Road and lots 8-15 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). Interior noise should be mitigated through use of noise reducing building materials and techniques.

Suggested Solution: The Applicant should commit to providing the appropriate interior and exterior noise mitigation. 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 should 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

The Plan suggests that new development 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 protecting and restoring some tree cover during development. The site currently has several areas of mature trees. The Development Plan does not show any area of tree preservation. The Urban Forester notes an opportunity for tree save in the southwestern portion of the site near lots 15, 16, 17, and the proposed dry SWM pond.

Suggested Solution: This area should be redesigned to allow for tree preservation. Specific tree save areas should be noted on the DP. The Urban Forester should be consulted to make additional recommendations regarding tree save.

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

4. **Trails**

Issue: The Countywide Trails Plan shows proposed trails along both Telegraph Road and Old Telegraph Road. The Development Plan is showing a conceptual location for the trails.

Suggested Solution: The application shows the conceptual location of the trails on the Development Plan. The Director of DPWES will determine the appropriate trail location and design at the time of site development.

BGD: JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Charles Burnham, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: February 22, 2002

FROM: Dane Kielsingard, Urban Forester II
Urban Forestry Division, OSDS DTK

SUBJECT: Equity Homes; RZ/FDP 2001-LE-024

RE: Your request received February 21, 2002

This review is based on a previous review dated August 10, 2001 and the revised final development plan (FDP) which is stamped as received in the Department of Planning and Zoning on July 25, 2001. I have received and reviewed the proffers for the Equity Homes rezoning case dated February 5, 2002. All the comments in the June 18, 2001 memorandum have been addressed with the exception of the following two:

1. **Comment:** Installation of the pedestrian trail through the recommended open space BMP conservation easement tree preservation area may damage or destroy quality trees that should be saved. Meandering this trail to avoid existing quality vegetation will enhance the site and reduce costs to the applicant.

Recommendation: Obtain a commitment from the applicant that states the following: "The pedestrian trail shall be field located in consultation with Urban Forestry Division prior to first submission of the subdivision plan in order to minimize clearing and grading. The trail shall be shown on the subdivision plan with the limits of clearing and grading reflecting only that required for access and construction."

2. **Comment:** Preliminary tree cover computations have not been provided.

Recommendation: Provide preliminary tree cover calculations.

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

DTK/
UFDID# 02-1559

cc: Mary Ann Welton, Environmental Planner, DPZ
Anita Capps, Land Use Planner, DPZ
DPZ file
RA file

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: July 6, 2001

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2001-LE-024

Tax Map No. _____

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

1. The application property is located in the DOGUE CREEK (L) watershed. It would be sewerred into the Norman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 10 inch line located in AN EASEMENT and APPROX. 1300 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: TELEGRAPH WOODS REIMBURSEMENT CHARGES ARE APPLICABLE.

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

May 29, 2001

MEMORANDUM

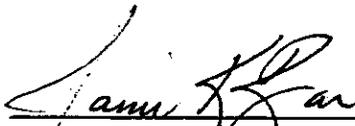
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-LE-024
FDP 01-LE-024

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 8 & 30 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



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

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

May 22, 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-LE-024 and Final Development Plan FDP 2001-LE-024

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 #37, Kingstowne
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.

Date: 3/27/01

Case # RZ-01-LE-024

Map: 100-1

PU 1383

Acreage: 6.14

Rezoning

From : R-1 To: PDH-4

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
Hayfield 1184	K-6	708	606	651	57	711	-3
Hayfield 1181	7-8	1100	1224	1304	-204	1585	-485
Hayfield 1100	9-12	2125	2119	2124	1	2497	-372

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

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	20	X.4	7	SF	6	X.4	2	5	7
7-8	SF	20	X.069	1	SF	6	X.069	0	1	1
9-12	SF	20	X.159	3	SF	6	X.159	1	2	3

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 schools listed (Hayfield Elementary, Hayfield Middle, Hayfield High) is currently projected to be near or above capacity.

The 8 students generated by this proposal would require .32 additional classrooms (8 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 112,000 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: Barbara Byron, Director
 Zoning Evaluation Division
 Department of Planning and Zoning

DATE: 6/12/02

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

SUBJECT: Rezoning Application Review



Name of Applicant/Application: Equity Homes, L.P.

Application Number: RZ/FDP2001-LE-024

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

Date Received in SWPD:

Date Due Back to DPZ: 6/8/01

Site Information: Location - 100-1-02-00-0001, 2,3,
 100-1-04-0001 and 100-1-09-A, 1, 2
 Area of Site - 6.14 acres
 Rezone from - R-1 to PDH-4
 Watershed/Segment - Dogue 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): Channel stabilization project DC291 is located approximately 2000 feet downstream of site.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: Equity Homes, L.P. / RZ/FDP2001-LE-024

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

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

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

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

SRS/RZ/FDP2001-LE-024

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


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: 25 June, 2001

SUBJECT: RZ/FDP 2001-LE-024
 Bahr Property
 Loc: 100-1((1)) 1, 2, 3; 100-1((4)) 1; 100-1((9)) A, 1, 2

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

1. The development plan for Bahr Property proposes 20 units that will add approximately 58 residents to the current population of Lee District. The development plan currently shows a tot lot as the only 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 \$19,100. This figure is based on the Zoning ordinance requirement to provide facilities based on a cost of \$955 per PDH unit, times the 20 non-ADU (affordable dwelling unit) proposed in this development.

2. The vicinity map indicates that Huntley Meadows Park is located southeast of this property. Huntley Meadows Park is actually located northeast of this property.

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

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

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

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

16-102 Design Standards

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

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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