



FAIRFAX COUNTY

APPLICATION FILED: January 2, 2002
PLANNING COMMISSION: March 21, 2002

V I R G I N I A

March 20, 2002

STAFF REPORT ADDENDUM

APPLICATION FDPA 2001-MV-025

MOUNT VERNON DISTRICT

APPLICANT:	Pulte Home Corporation
PRESENT ZONING:	PDH-4
PARCEL(S):	106-4 ((1)) 54 pt.
ACREAGE:	57.73 acres
DENSITY:	4.12 du/ac Land Bay E 2.8 du/ac overall
OPEN SPACE:	16.6 acres (28 percent) Land Bay E 25 percent overall
PLAN MAP:	4-6 du/ac
PROPOSAL:	Amend the Final Development Plan for Land Bay E of the Laurel Hill South Development to Allow 150 Single Family Attached Dwelling Units and 88 Single Family Detached Dwelling Units
WAIVERS AND MODIFICATIONS:	None

STAFF RECOMMENDATIONS:

Staff recommends that FDPA 2001-MV-025 be approved subject to the approved development conditions contained in Attachment 1.

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

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

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



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

BACKGROUND

On March 15, 2002, the applicant submitted a revised Final Development Plan Amendment (FDPA). A reduction of the FDPA is included as Attachment 1 and a revised set of development conditions reflecting the revised FDPA is included as Attachment 2.

DISCUSSION

The following major changes were made to the FDPA:

- Note 14 was revised to note that no less than three parking spaces per single family attached dwelling unit would be provided within Land Bay E;
- Note 21 was revised to state that the rear yards of the single family attached dwellings would be no less than 20 feet and that a deck may not extend closer than five feet from the rear lot line;
- Note 21 was also revised to state that, while the single family detached units side yards may vary, in no instance will the yard be less than five feet wide;
- On Sheet 4, a 'Developable Area' was identified for each lot and it was noted that the 'Developable Area' include all decks and extensions to the base structure.

The revised development conditions reflect the revised date of the FDPA. They also would, if adopted, require that the provisions regarding decks and extensions be included in the homeowner association covenants and that the plat for each single family detached dwelling reflect the extent of the 'Developable Area' and include a note that decks and additions are permitted only within the 'Developable Area'.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The changes to the FDPA do not change staff's recommendation to approve FDPA 2001-MV-025.

Recommendations

Staff recommends that FDPA 2001-MV-025 be approved subject to the approved development conditions contained in Attachment 1.

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

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

ATTACHMENTS

1. Proposed Development Conditions
2. Final Development Plan Amendment
3. Locator Map

PROPOSED DEVELOPMENT CONDITIONS

March 20, 2002

FDPA 2001-MV-025

If it is the intent of the Planning Commission to approve Final Development Plan Amendment (FDPA 2001-MV-025) for residential development on property known as Land Bay E of Laurel Hill South located at Tax Maps 106-4 ((1)) pt. 54, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

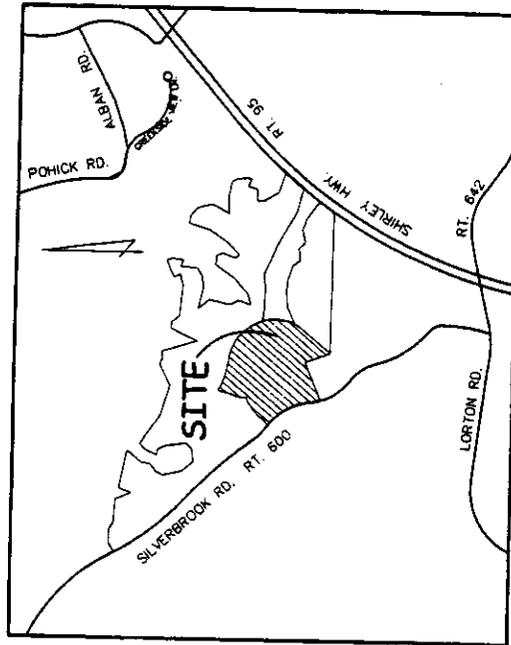
1. The development of Land Bay E, Laurel Hill South, shall be in substantial conformance with the plan entitled, Laurel Hill South, Land Bay E, Final Development Plan Amendment, which was prepared by Dewberry & Davis LLC and is dated November 15, 2002 as revised through March 15, 2002.
2. A private street connection shall be provided from the planned public street that is a spine road through Land Bay E to the townhouse section located adjacent to Silverbrook Road. The location of the street connection shall be subject to the approval of the Department of Public Works and Environmental Services.
3. The following additional pedestrian facilities shall be provided in the townhouse section located adjacent to Silverbrook Road:
 - a five foot wide sidewalk shall be provided from the planned public street immediately south of the Laurel Hill Greenway to the trail within the Laurel Hill Greenway;
 - the sidewalk that accesses the tot lot shall be extended to the sidewalk along the main road through Land Bay E.
4. The covenants contained in the homeowner association documents shall include the restriction that decks on the single family attached dwelling units within Land Bay E shall not be closer than five (5) feet from the rear lot line.
5. The covenants contained in the homeowner association documents shall include a restriction that additions and decks to dwellings on the single family detached lots shall not be located outside the 'Developable Area' for each lot. The house location plat for each single family detached residential lot within Land Bay E shall identify the 'Developable Area' for that lot and include a notation that decks and additions to the dwellings shall not extend outside the 'Developable Area.' The 'Developable Area' shown on each house location plat shall be in conformance with the 'Developable Area' shown on the FDPA.

6. The restrictions contained in Conditions 4 and 5 above shall be disclosed to the purchasers of the lot and dwelling units prior to the completion of a contract for the sale of the lot and dwelling unit and these restrictions shall be noted in the contract. Further, should the applicant sell blocks of lots to other builders or developers, these restrictions shall also be included in the contract of sale.

LAUREL HILL SOUTH LANDBAY E

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE PLAN
4. FINAL DEVELOPMENT PLAN AMENDMENT
5. ENTRANCE LANDSCAPE DETAIL AND NOISE WALL DETAILS
6. LOT DETAILS-TYPICAL LOT LANDSCAPE-ELEVATIONS
7. SITE AMENITIES/FURNITURE

AGENT FOR APPLICANT
PULTE HOME CORPORATION
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VIRGINIA 22030

NOVEMBER 15, 2001
FEBRUARY 28, 2002
MARCH 15, 2002



Dewberry & Davis LLC
A Dewberry Company
2001 Arlington Blvd
Fairfax, VA 22031
(703) 844-0100 Fax (703) 844-0118

ATTACHMENT 2

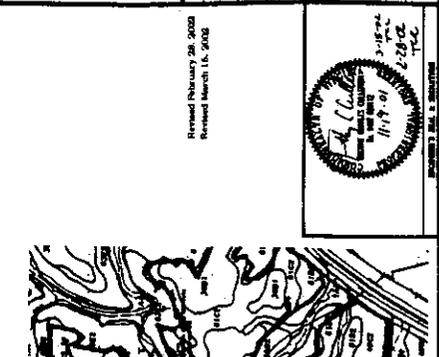
LAUREL HILL SOUTH
LANDBAY E
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
FINAL DEVELOPMENT PLAN AMENDMENT
PDPA 2001-MV-025

M-10339

DEVELOPMENT & DAVIS LLC
 4001 ATLANTEAN DRIVE
 FARMERSVILLE, VA 22031
 (703) 644-9100 Fax (703) 644-9110

GENERAL INFORMATION LAUREL BAY SOUTH

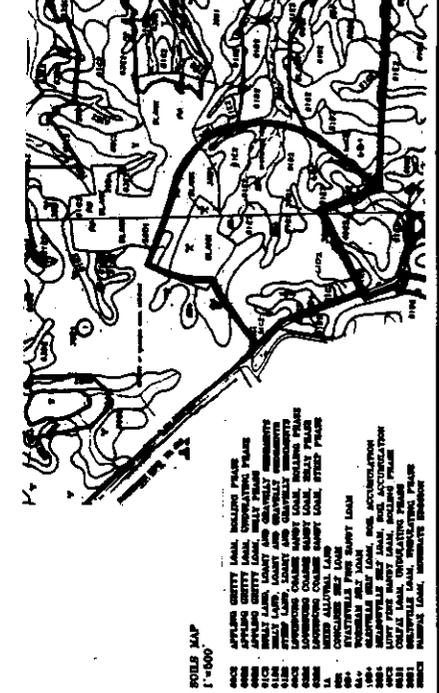
TOTAL LAND AREA	368.96 AC
AREA OF THE ZONE	368.96 AC
EXISTING/PROPOSED ZONING	RS-1
TOTAL NUMBER OF DWELLING UNITS	737
PROPOSED OVERALL DENSITY	1.99
PROPOSED SINGLE-FAMILY ATTACHED	150
PROPOSED OVERALL DENSITY	0.41
MAXIMUM BUILDING HEIGHT	33 FT
TOTAL PARKING REQUIRED	145
PROPOSED PARKING PROVIDED	145
REGISTRATION FACILITY	30
TOTAL PARKING PROVIDED	175
REGISTRATION FACILITY	30
TOTAL OPEN SPACE REQUIRED (10% MINIMUM)	36.896 AC
TOTAL OPEN SPACE PROVIDED (10% MINIMUM)	37.73 AC
UNITS PER ACRE	1.99
MAXIMUM BUILDING HEIGHT	33 FT
PROPOSED OVERALL DENSITY	1.99
PROPOSED SINGLE-FAMILY ATTACHED	150
PROPOSED OVERALL DENSITY	0.41
MAXIMUM BUILDING HEIGHT	33 FT
TOTAL PARKING REQUIRED	145
PROPOSED PARKING PROVIDED	145
REGISTRATION FACILITY	30
TOTAL PARKING PROVIDED	175
REGISTRATION FACILITY	30



TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAYERS LOCATED ON THE SUBJECT PROPERTY.

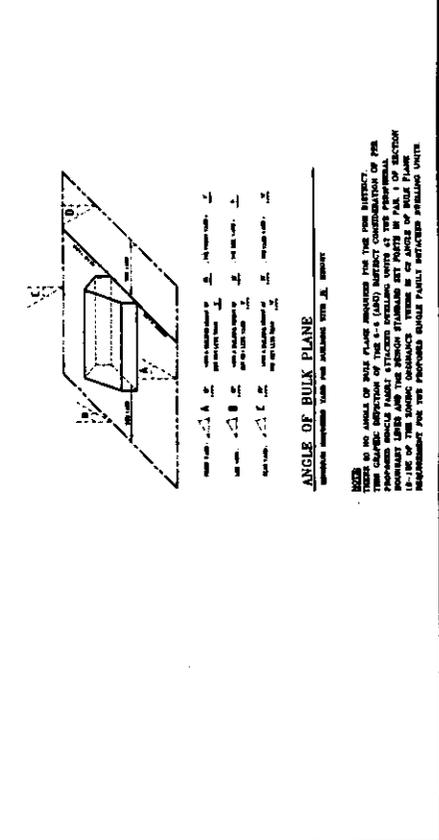
THE DEVELOPMENT PLAN IS FOR THE SUBJECT PROPERTY ONLY AND DOES NOT INCLUDE ANY OTHER PROPERTY. THE DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS AND THE BOARD OF ZONING OFFICIALS. THE DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS AND THE BOARD OF ZONING OFFICIALS.

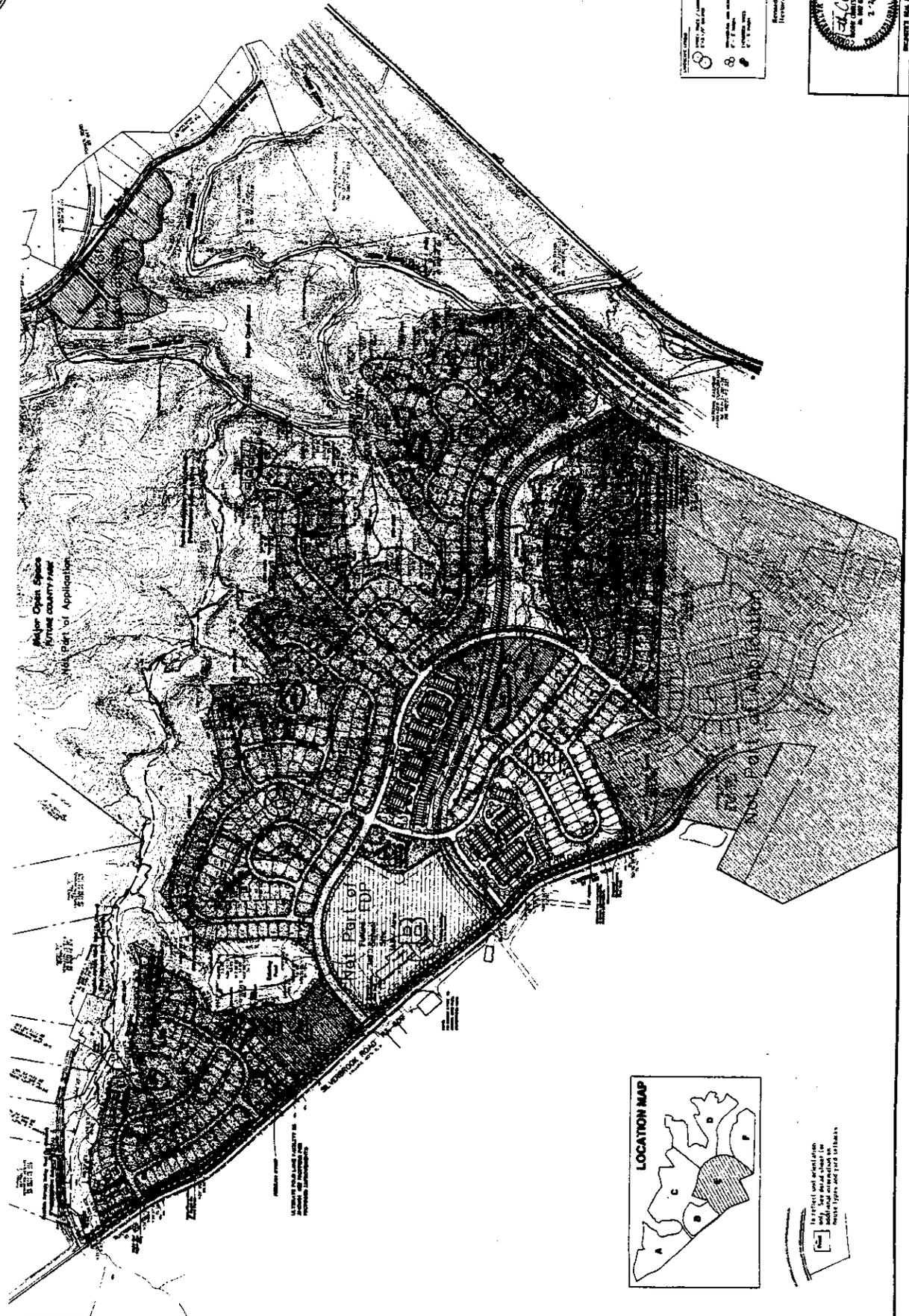
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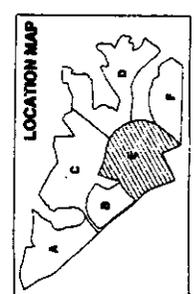
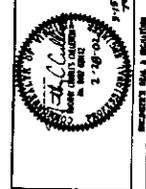
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Received February 28, 2002
 Received March 15, 2002
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In street and subdivision
 work, the owner should be
 advised that the
 utility lines and part of the
 []

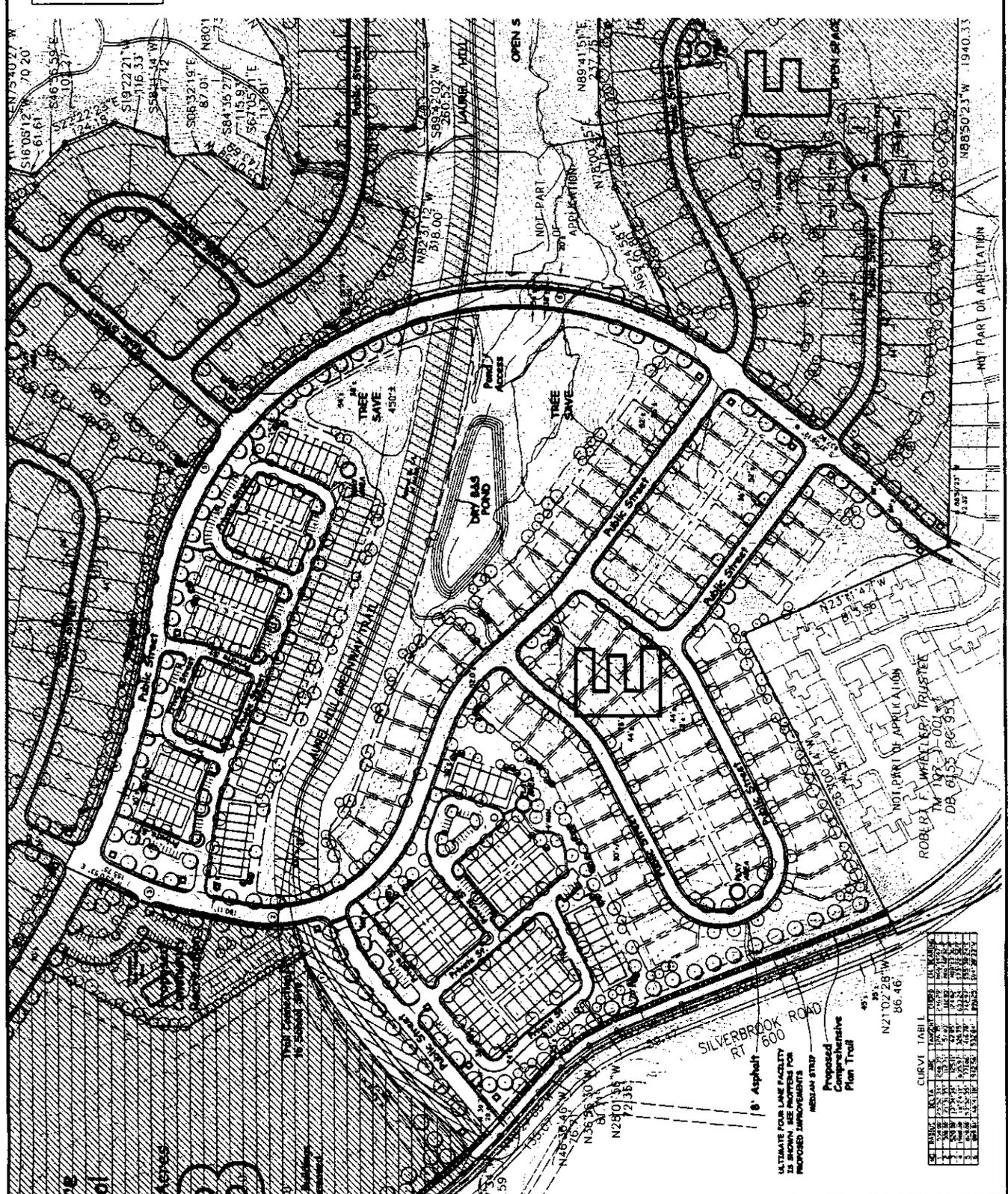
Devco & Davis LLC
 6401 Ardenwood Blvd
 Fairfax, VA 22031
 Fax: (703) 846-0100

LAUREL HILLS SOUTH - LAND BAY E
 FAIRFAX COUNTY, VIRGINIA
 PDPA 2001-AY-025

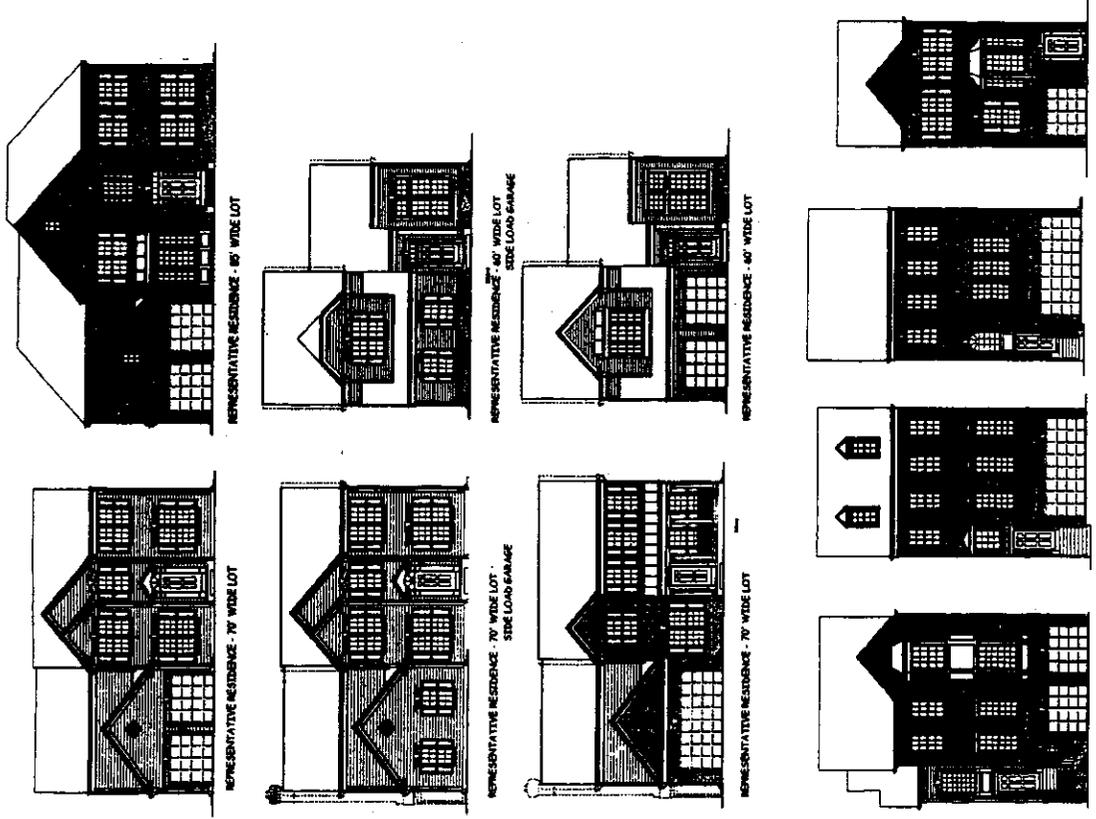
Revised February 28, 2002
 Revised March 16, 2002

Legend
 Existing EOC
 Existing Platted Lots
 Existing BPA
 Proposed Limits of Clearing
 Proposed Comprehensive Plan Trail
 Proposed Lane
 Possible Storage/Amusement
 Possible Amenity Facility
 DEMONSTRATED
 5' Right of Way
 20' Tree Tied
 Note: Developments are within all decks and all Extremities of Lots Structure

To protect and preserve the natural resources of the site, the following information is provided:
 1. Tree Inventory and Tree Removal Schedule
 2. Tree Protection Plan
 3. Tree Removal and Site Preparation Schedule

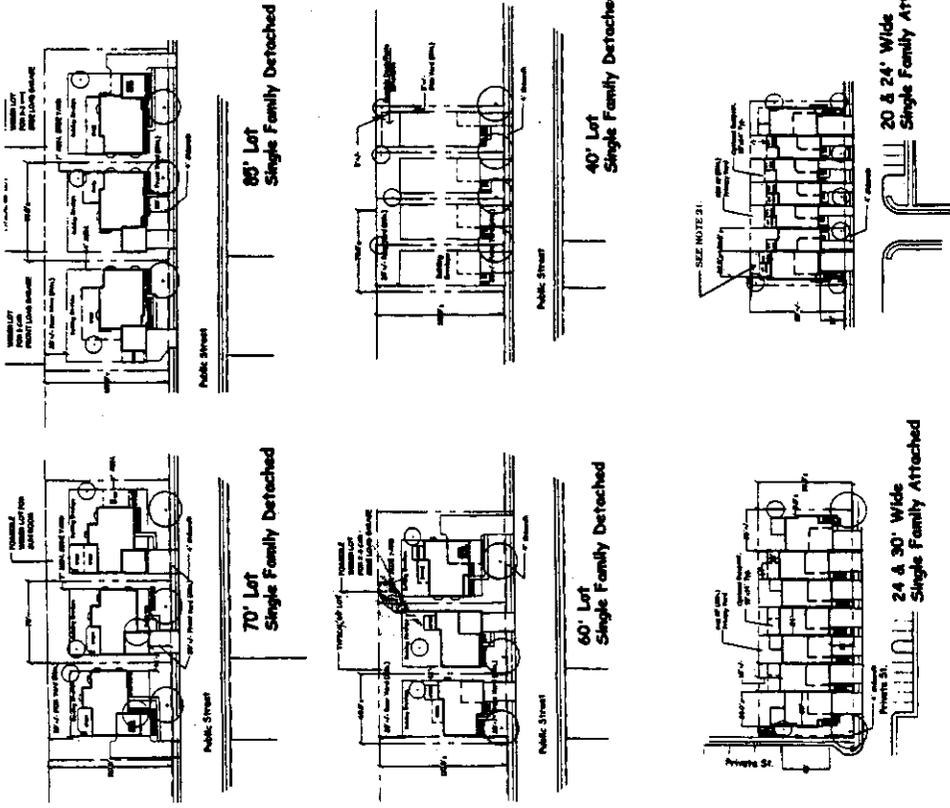


R2 / PDP 2001 - MW-025



Represent March 15, 2002
 85' WIDE LOT
 80' WIDE TOWNHOME
 70' WIDE TOWNHOME
 24' WIDE TOWNHOME
 20' WIDE TOWNHOME
 80' WIDE LOT
 SIDE LOAD GARAGE
 70' WIDE TOWNHOME
 24' WIDE TOWNHOME
 20' WIDE TOWNHOME
 70' WIDE LOT
 SIDE LOAD GARAGE
 70' WIDE TOWNHOME
 24' WIDE TOWNHOME
 20' WIDE TOWNHOME
 40' WIDE LOT
 SIDE LOAD GARAGE
 40' WIDE TOWNHOME
 24' WIDE TOWNHOME
 20' WIDE TOWNHOME
 20 & 24' Wide
 Single Family Attached
 24 & 30' Wide
 Single Family Attached

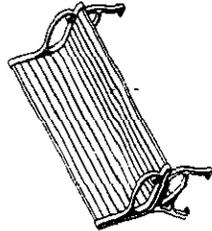
TYPICAL HOUSE ELEVATIONS
 Not To Scale



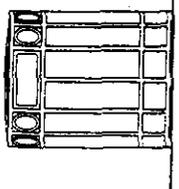
- LANDSCAPE LEGEND**
- STREET TREES / LARGE CANOPY TREES
2" = 2 1/2" CALIBER
 - ORNAMENTAL AND MEDIUM CANOPY TREES
6" - 8" Height
 - EVERGREEN TREES
6" - 8" Height
 - FOUNDATION PLANTING (GENERALIZED)

TYPICAL LOT LAYOUT DETAILS
 SCALE 1" = 50'

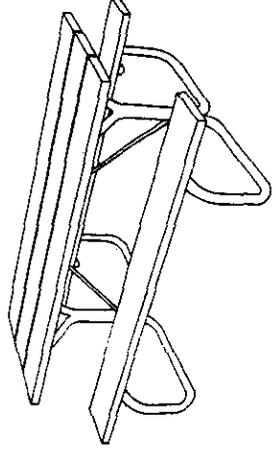
RZ / FDP 2001-MV-025



TYPICAL PARK BENCH

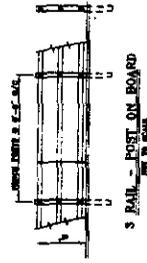


TYPICAL TRASH RECEPTACLE



TYPICAL BLACK ALUMINUM FRAME PICNIC TABLE

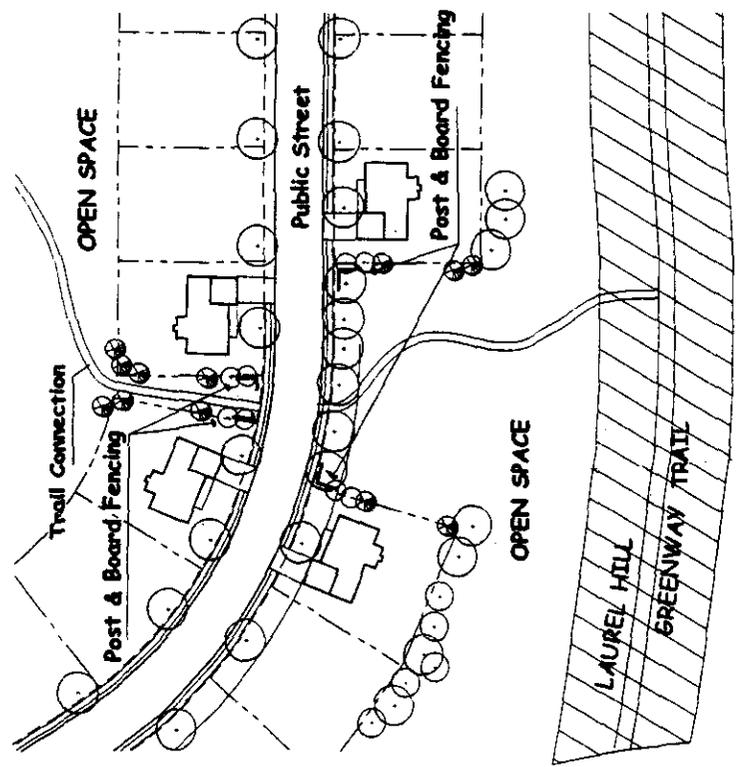
Revised March 15, 2010



Proposed Amenity Fencing
 (at Locations Noted on Plan Sheet)



TYPICAL POLE LIGHT



Example of Trail Connection
 ● Public Street (N.T.S.)

TYPICAL LOT LAYOUT DETAILS
 SCALE 1"=60'

FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION

FDPA 2001-MV-025

ATTACHMENT 3

FDPA 01-V-025
FILED 01/02/02

PULTE HOME CORPORATION
FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 57.73 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: NORTH OF SILVERBROOK ROAD APPROXIMATELY
4600 FEET NORTH OF ITS INTERSECTION
WITH PLASKETT LANE

ZONING: PDH- 4
OVERLAY DISTRICT(S):

MAP REF 106-4- /01/ /0054- P

