



FAIRFAX COUNTY

APPLICATION FILED: June 7, 2001
PLAN: COMMISSION: February 21, 2002
BOARD OF SUPERVISORS: February 25, 2002
@ 4:00PM

V I R G I N I A

CRD

February 7, 2002

STAFF REPORT

APPLICATION RZ/FDP 2001-MV-030

MOUNT VERNON DISTRICT

APPLICANT:	Landmark Properties Development, LLC
PRESENT ZONING:	R-2, CRD, HC
REQUESTED ZONING:	PDH-5, CRD, HC
PARCEL:	110-1 ((1)) 2
ACREAGE:	5.47 Acres
DENSITY:	4.57 du/acre
OPEN SPACE:	35%
PLAN MAP:	Mixed Use
PROPOSAL:	The applicant seeks to rezone the subject 5.47 acre site from R-2 to PDH-5 to permit the development of twenty-five (25) single family detached dwellings at a density of 4.57 du/acre.

WAIVERS AND MODIFICATIONS:

Waiver of the 600 foot maximum length for a private street.

Waiver of the Service Drive requirement along Richmond Highway for the option shown on Sheet 2A of the CDP/FDP.

Waiver of the limitation on fence height to permit sections of the proposed wall along Richmond Highway to be seven feet high as depicted on the CDP/FDP.

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2001-MV-030 and the Conceptual Development Plan. However, if it is the intent of the Board of Supervisors to approve RZ 2001-MV-030 and the Conceptual Development Plan, Staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1 of this report.

Staff recommends denial of FDP 2001-MV-030.

Staff recommends denial of a waiver of the service drive requirement for the layout depicted on sheet 2A of the CDP/FDP.

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

It should be further noted that the content of this report reflects the analysis and 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 2001-111-030

Final 2001-MV-030

FILED 06/07/01

LANDMARK PROPERTY DEVELOPMENT, LLC

TO REZONE: 5.47 ACRES OF LAND; DISTRICT - MT VERNON

PROPOSED REZONE FROM THE R-2 DISTRICT TO THE PDH-5 DISTRICT

LOCATED EAST SIDE OF RICHMOND HIGHWAY, 400 FEET NORTH OF THE INTERSECTION OF ROUTE 1 AND COOPER ROAD

ZONING R-2

TO PDH-5

OVERLAY DISTRICT(S): CR MC

MAP REF 110-1- /01/ /0002-

FILED 06/07/01

LANDMARK PROPERTY DEVELOPMENT, LLC

FINAL DEVELOPMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

APPROX. 5.47 ACRES OF LAND; DISTRICT - MT VERNON

LOCATED EAST SIDE OF RICHMOND HIGHWAY 400 FEET NORTH OF THE INTERSECTION OF ROUTE 1 AND COOPER ROAD

ZONING: PDH-5

OVERLAY DISTRICT(S) CR MC

MAP REF 110-1- /01/ /0002-

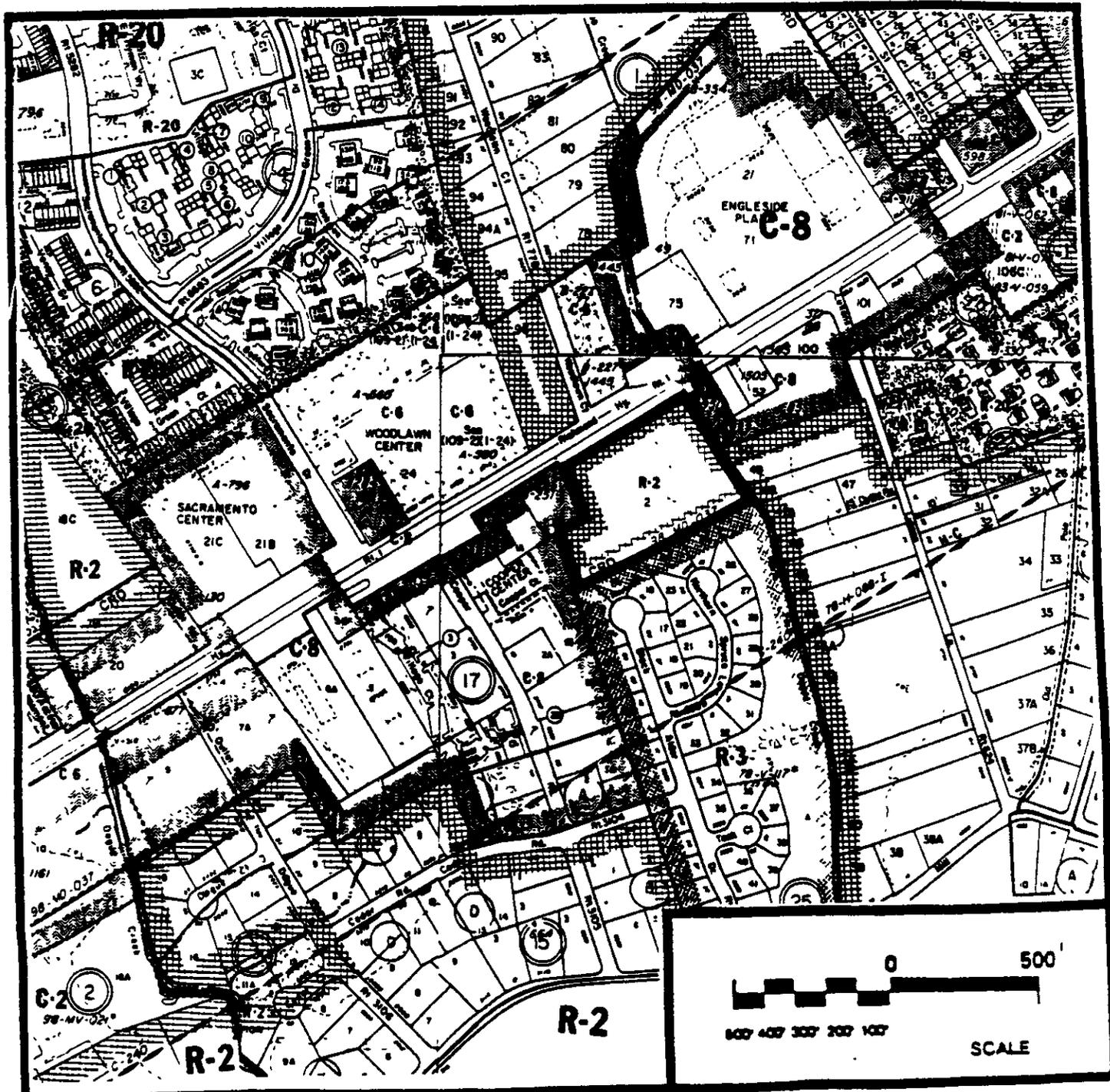


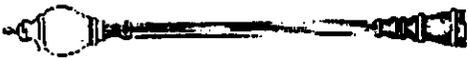
**REZONING APPLICATION /
RZ 2001-MV-030**

**FINAL DEVELOPMENT PLAN
FDP 2001-MV-030**

FILED 06/07/01
 LANDMARK PROPERTY DEVELOPMENT, LLC
 TO REZONE: 5.47 ACRES OF LAND; DISTRICT - MT VERNON
 PROPOSED REZONE FROM THE R-2 DISTRICT TO THE PDM-5
 DISTRICT
 LOCATED: EAST SIDE OF RICHMOND HIGHWAY, 400 FEET
 NORTH OF THE INTERSECTION OF ROUTE 1
 AND COOPER ROAD
 ZONING: R-2
 TO PDM-5
 OVERLAY DISTRICT(S) CR HC
 MAP REF 110-1- /01/ /0002-

FILED 06/07/01
 LANDMARK PROPERTY DEVELOPMENT, LLC
 FINAL DEVELOPMENT PLAN
 PROPOSED RESIDENTIAL DEVELOPMENT
 APPROX. 5.47 ACRES OF LAND; DISTRICT - MT VERNON
 LOCATED: EAST SIDE OF RICHMOND HIGHWAY 400 FEET NORTH
 OF THE INTERSECTION OF ROUTE 1 AND COOPER
 ROAD
 ZONING: PDM-5
 OVERLAY DISTRICT(S) CR HC
 MAP REF 110-1- /01/ /0002-



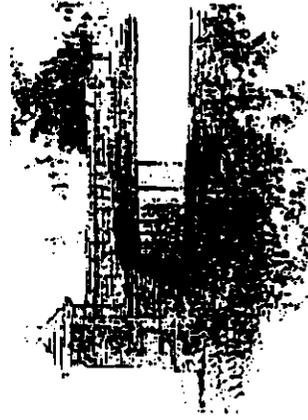


1500 TOWER STREET LAMP, 15 FT. TALL WITH 1.5" WAXES (ON 1/2" DIA. POST)

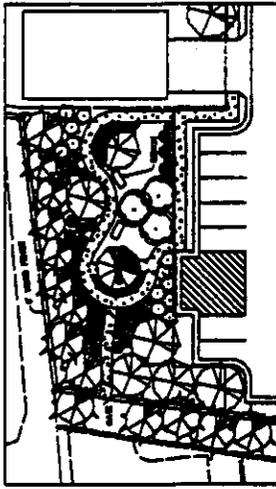
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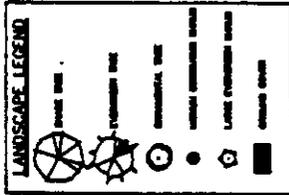
GENERAL ARCHITECTURAL FACADE
SEE PLAN FOR SCALE



Entry Signage

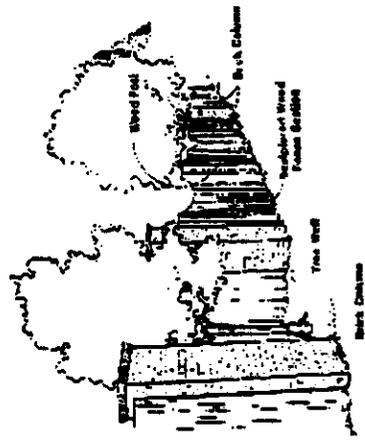


GAZEBO LANDSCAPE DETAIL
SEE PLAN FOR SCALE



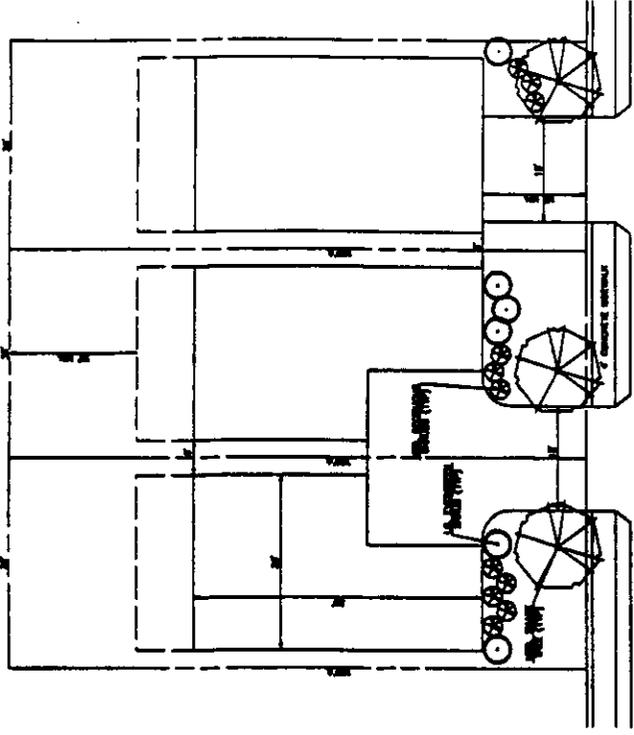
LANDSCAPE LEGEND

SEE PLAN FOR SCALE



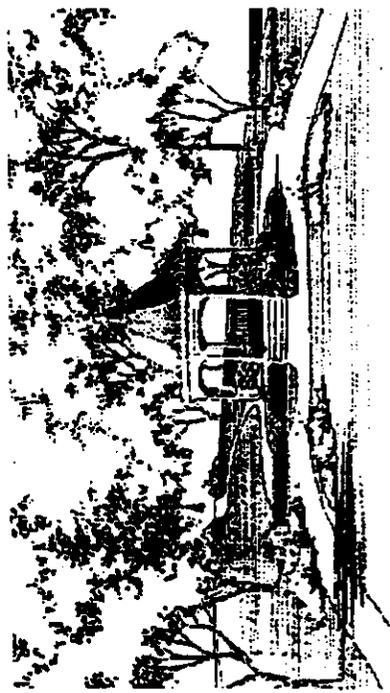
Decorative Fence Detail (typ)
SEE PLAN FOR SCALE

ROUTE 1 NOISE FENCE



TYPICAL SINGLE-FAMILY LOT LANDSCAPING
SEE PLAN FOR SCALE

NOTE: DIMENSIONS NOT AVAILABLE FOR LOTS 4-7, 8 & 9



Gazebo Signage
SEE PLAN FOR SCALE

CPI
Charles P. Johnson & Associates, Inc.
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www.cpi-ks.com

TALBOTT PROPERTY
DETAILS
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

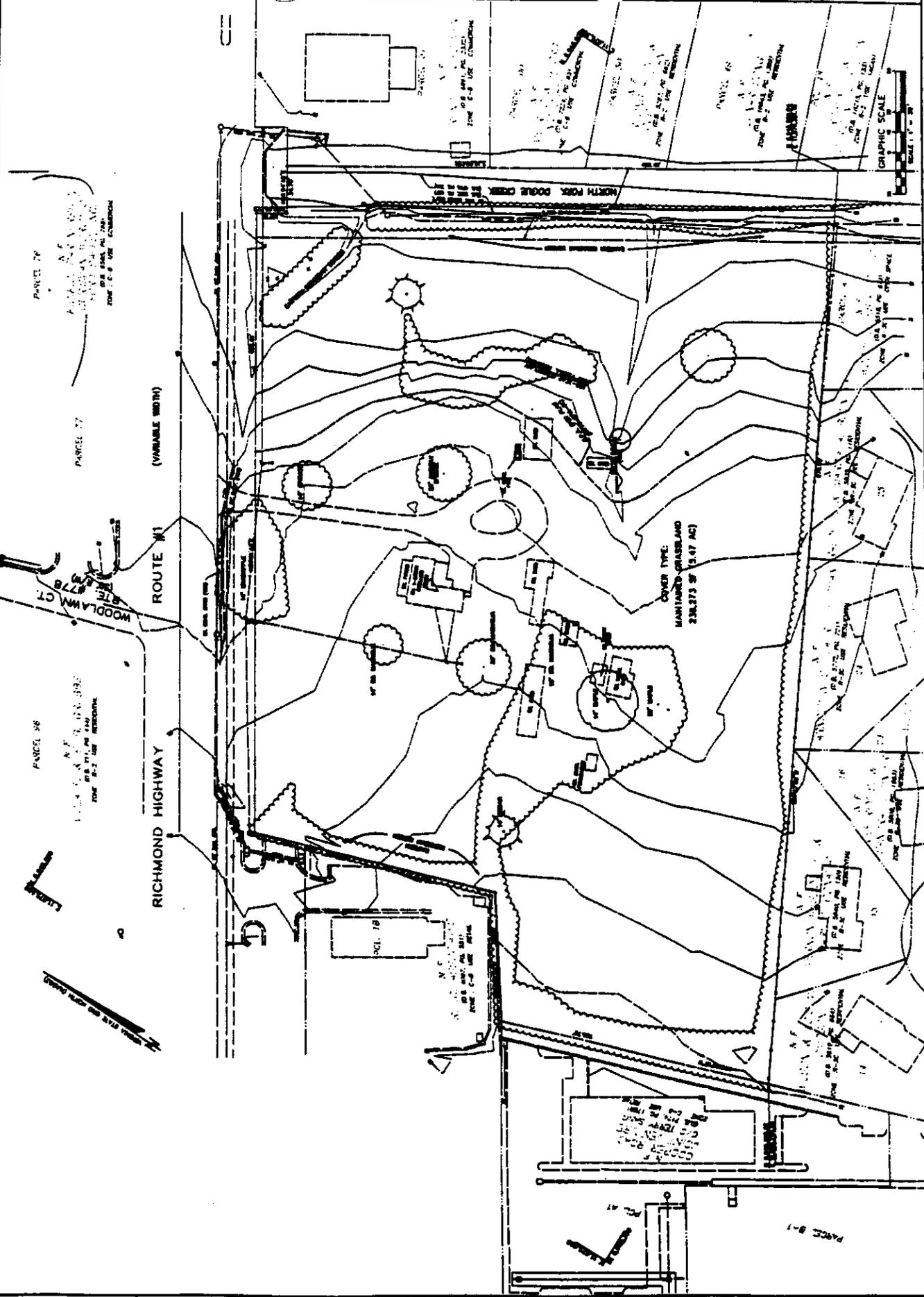
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CPI
 Charles P. Johnson & Associates, Inc.
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TALBOTT PROPERTY
 EXISTING VEGETATION MAP
 MOUNT VERMONT DISTRICT
 FAYAL COUNTY, VERMONT



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4	4	4	4
4	4	4	4



GRAPHIC SCALE
 1" = 20'

C

D

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

DESCRIPTION OF THE APPLICATION

Proposal: The applicant proposes to rezone 5.47 acres from the R-2 (Residential-Two Dwelling Unit per Acre) District to the PDH-5 District to permit the development of twenty five (25) single family detached homes at a density of 4.57 dwelling units per acre. The applicant proposes two alternative layouts as depicted on Sheets 2 and 2A of the combined Conceptual and Final Development Plan (CDP/FDP). Sheet 2 depicts the proposed development with access to Route 1 via a service drive to be constructed by the applicant. Sheet 2A depicts the site with direct access onto Richmond Highway.

Location: Located on the east side of Richmond Highway, just north of the intersection of Cooper Road and directly east of the intersection with Woodlawn Court.

Waivers and Modifications:

The applicant is requesting a Waiver of the Service Drive requirement along Richmond Highway for the layout proposed on Sheet 2A (direct access to Richmond Highway) of the combined CDP/FDP.

Waiver of the 600 foot maximum length for a private street.

Waiver of the limitation on fence height to permit sections of the proposed wall along Richmond Highway to be seven feet high as depicted on the CDP/FDP.

LOCATION AND CHARACTER

Site Description: The 5.47 acre site is a single parcel, is generally flat, but slopes downward on the eastern portion of the parcel. The existing single family home on site was constructed in 1921 and will be removed with the approval of this application. The existing site contains a small farm. There is also a large Flood Plain, Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) on the eastern portion of the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Ourisman Suzuki	C-8	Retail and Other
South	Single Family Residential (Woodmill Estates)	R-3	2-3 du/acre
East	Dry Cleaning Establishment	C-8	Mixed Use/Private Open Space
West	Restaurant	C-8	Mixed Use

BACKGROUND

Site History:

The existing home on site was constructed in 1921. There are no previous applications on the subject property.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area IV, Mount Vernon Planning District
Planning Sector: Sub Unit C-1, Woodlawn Community Business Center
Plan Map: Mixed Use/Private Open Space
Plan Text:

On page 53 and 54 in the Mount Vernon Planning District of the 2000 edition of the Area IV Plan, under the heading, "Woodlawn Community Business Center, Sub-unit C-1", the Plan states:

"Sub-unit C-1 is located along the east side of Richmond Highway between Lukens Lane and Cooper Road to Cedar Road and is planned for office and neighborhood-serving retail use up to .35 FAR. Open space should be preserved around the environmental quality corridor surrounding Dogue Creek as shown on the Plan map. Buildings should be oriented toward Richmond Highway with parking located to the rear which is well-screened and buffered from adjacent residential uses...

As an alternative to the mixed-use option, Parcels 101-3((1)) 100, 110-1((1)) 2, 51 and 52, may be appropriate for residential use at 4-5 du/ac. If this alternative is exercised, Parcel 2, which is substantial in size and located west of Dogue Creek, may be

developed without consolidation with the other parcels. However, full consolidation of the parcels located east of Dogue Creek would be required to exercise this alternative on Parcels 100, 51 and 52. Further, if this alternative is exercised on parcels east or west of Dogue Creek, the following conditions should be met:

- Preservation of the environmental quality corridor surrounding Dogue Creek as open space;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements; and
- An efficient internal circulation system is provided

On page 63 through 71 in the Mount Vernon Planning District of the 2000 edition of the Area IV Plan, under the heading, "Richmond Highway Corridor Area, Urban Design Recommendations," the Plan states:

"STREETSCAPE ELEMENTS...

LANDSCAPE CORRIDOR

A. Streetscape treatments for Richmond Highway, Kings Highway, and Mount Vernon Memorial Highway:

As depicted in Figure 47, on these prominent roadways located within the Richmond Highway Corridor area, a 20'-25' total landscape corridor width should be provided and comprised of:

1. Off-site improvements:..

a. On east side of Richmond Highway and both sides of Kings Highway and Mount Vernon Highway:

- 1) a 9' wide curb edge landscape strip and
- 2) a 6' wide masonry sidewalk

2. On-site improvements:..

a. On the east side of Richmond Highway and both sides of Kings Highway and Mount Vernon Highway provide either a 5' wide paved browsing area where a building abuts the landscape corridor or a 10' wide landscaped screening strip if a parking lot or other non-building edge types abuts the landscape corridor."

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

Title of CDP/FDP: Talbott Property
Prepared By: Charles P. Johnson and Associates, Inc.
Original and Revision Dates: May 9, 2001 through January 31, 2002

Description of CDP/FDP

The CDP/FDP contains a total of five sheets. The sheets are numbered as 1, 2, 2A, 3, and 4.

Sheet 1 is the title page and contains the plan notes, the site tabulations, density calculations, a soils map, and a vicinity map. The plan notes also list the waivers that are being requested by the applicant.

Sheet 2 contains the first of two alternative site layout designs. Sheet 2 depicts a service drive entering the site from an existing service drive connection on the western property line.

Sheet 2A does not provide a service drive onto the property, but instead provides direct access onto Richmond Highway.

Sheets 2 and 2A are otherwise similar. Both plans depict a total of twenty-five (25) homes on site in the same layout pattern. The units are oriented perpendicular to Route 1 with one row of units parallel to the southern property line. A seven foot high noise wall constructed with brick pillars and board on board fencing is depicted without breaks or openings along the Richmond Highway frontage of the subject property and extending down the rear property lines of lots twenty-five to lot twenty-two on the eastern side of the property.

A large resource protection area (RPA), environmental quality corridor (EQC) and floodplain occupy the eastern portion of the site that is identified as parcel "C". The applicant is proposing to reforest this area to include tilling and removal of invasive plant material. This area will then be reseeded, with wildflowers and native grasses; and the applicant will plant the area with ten shrubs and twenty-five native trees.

A proposed storm drain is located along the southern property boundary approximately 15 feet from the Woodmill Estates residential subdivision. This storm drain will be located within the rear yards of proposed lots 11-19. The proposed location of this storm drain is discussed further in the environmental section of this report. A stormwater management facility is located to the rear of lots 22-24, just west of the area to be preserved as RPA/EQC. The applicant proposes to design this pond as an

embankment only facility unless a waiver is granted. Access to the stormwater management facility will be provided directly from Richmond Highway.

The CDP/FDP also depicts streetscaping along the frontage of the site. It includes a six foot concrete sidewalk and a total of nineteen (19) feet of landscape buffer. The nineteen feet of buffer is located on the northern and southern sides of the proposed sidewalk. A nine foot buffer is located adjacent to Richmond Highway, and a ten foot strip is located on the southern side of the six foot sidewalk. With the service drive option depicted on Sheet 2, the streetscaping is split into two sections along the Richmond Highway frontage. The service drive creates the need for a portion of the streetscaping to be located on each side of the street. With the direct access option on Sheet 2A, the streetscaping is continuous along the frontage of the property. Both sheets depict the streetscaping extending across the length of the property's frontage, including the RPA.

The southwestern portion of the parcel features a proposed gazebo and benches that are within a small pocket park. The park also provides pedestrian access to the adjacent shopping center, which will be controlled by a gate. In addition to the pocket park, the applicant is preserving existing eastern red cedar trees on the western portion of the property behind lots 1-3. The applicant will place a six foot wooden fence around the eastern red cedars in order to preserve the trees. Supplemental trees will also be planted along this western property line. A total of 35% open space will be provided.

Sheet Three of the CDP/FDP displays several detailed designs. These include a detail of the acorn pole lighting, the noise wall, the gazebo landscaping detail, the gazebo structure, the entry sign and the proposed architectural facade. Also included on this sheet is a diagram of the typical lot landscaping and setbacks, which depict a minimum setback of 20 feet on the rear property lines.

Sheet Four of the CDP/FDP contains the existing vegetation map, and delineates the existing site conditions. The sheet depicts several large trees scattered throughout the site as well as the existing structures including the single family home constructed in 1921 and the circular drive that services the existing dwelling.

Transportation Analysis (Appendix 6)

Issue:

A service drive should be provided in order to attain the best traffic flow possible, and to assist in ensuring traffic safety of the area. The service drive should extend to the existing service drive to the south that will connect with the future median break at the Cooper Road intersection. No median break is proposed at this section of Richmond Highway with the proposed widening of Richmond Highway. Therefore, a direct entrance to the site should not be provided.

Route 1 is not intended to be a highway with a large number of access points. As a major thoroughfare, the role of Richmond Highway is to move traffic. Installation of multiple access points slows the course of traffic on this road and creates vehicular conflict situations. It is better to have limited access points from intersections set apart from each other.

Resolution:

The applicant has submitted two alternative site layouts to address the service drive issue with this application. Sheet 2 depicts the layout with a service drive connection to the south, while Sheet 2A depicts direct access to Richmond Highway.

When Richmond Highway is widened, a median break will not be located at the proposed direct access point of this development. If direct access to Richmond Highway from this development is granted, a situation will be created where traffic will be forced to make right turn movements out of the development only. If traffic is forced to turn right out of the development, then U-turn movements will also be created for any traffic that intends to drive south on Richmond Highway. A service drive as depicted on Sheet 2 of the CDP/FDP avoids any occurrence of this situation. If a service drive is provided, U-turns are thereby avoided and traffic safety on Route 1 will be improved.

Further, if direct access is provided to Richmond Highway from the proposed development, an interim left turn lane from the southbound lanes of the highway should be provided in order to improve traffic safety. The applicant has not proffered to construct a left turn lane into the site if the alternative on sheet 2A is approved. Staff believes the failure to provide a left turn lane is a significant safety issue.

The service drive is critical in order to provide better traffic flow and to have a higher level of traffic safety. Without a left turn lane, cars travelling at speed will be required to stop within a through lane of traffic, greatly increasing the potential for rear end collisions. Staff therefore objects to the depiction of direct access onto Richmond Highway from Route 1, not only from a safety standpoint, but also as stated earlier, because the Highway is intended as a major thoroughfare to move traffic. Increasing the number of intersections reduces the efficiency of the highway, and not constructing the turn lane reduces the safety of motorists. Staff therefore cannot support the direct access option depicted on Sheet 2A and does not support the requested service drive waiver for this option. This issue is considered resolved on Sheet 2 of the CDP/FDP, but unresolved on Sheet 2A of the CDP/FDP.

Issue:

Construction of frontage improvements in conformance with the Route 1 widening project should be completed by the applicant.

Full frontage improvements to support the development of property associated with this application are strongly recommended. The improvements include the construction of a third lane of traffic on the northbound lanes of Richmond Highway.

Resolution:

The Route 1 Location Study states this part of Richmond Highway is to be expanded to six lanes of traffic with the widening project. Although the applicant has committed on the CDP/FDP to the requested right-of-way dedication, a commitment through the proffers has not been provided to construct the frontage improvements in accordance with the Route 1 Location Study.

Staff with the Department of Transportation stated that although construction of the frontage improvements is desired, an escrow of the frontage improvements would be acceptable. The applicant has committed to escrow funding for one hundred eighty (180) feet of frontage improvements along the Richmond Highway frontage of the application property with the plan depicted on Sheet 2. On Sheet 2A, the applicant has committed to construct the right turn lane into the application property as depicted on the CDP/FDP. The applicant has not committed to construct the full frontage improvements, and as an alternative has also failed to commit to a full escrow for either option. Therefore, this issue remains unresolved.

Environmental Analysis (Appendix 7)

Issue: Delineation of the RPA

Resolution:

During review of the application Staff recommended that the applicant more precisely determine the location of the Resource Protection Area. An RPA delineation study was subsequently submitted to the Department of Public Works and Environmental Services (DPWES) in order to determine if any of the proposed structures or if the proposed stormwater management facility were located within the RPA. DPWES approved the applicant's RPA delineation study (#3773-RPA-01-1) on December 6, 2001. Therefore, the RPA/EQC as delineated on the CDP/FDP is accurate. Staff considers this issue resolved.

Issue: Reforestation and protection of the existing EQC and RPA.

Resolution:

The applicant has noted on the CDP/FDP and within the proffers the implementation of a reforestation plan for the RPA/EQC to include a commitment to plant native grasses, wildflowers, large and small trees as well as tree whips. The plantings depicted on the

CDP/FDP are in conformance with the recommendations of the Urban Forester. With the implementation of this proffer, this issue is considered resolved.

Issue:

The applicant proposes to locate a storm sewer along the rear portion of the subject property approximately fifteen (15) feet from the rear property line adjacent to single family detached dwellings within Woodmill Estates. Previously the storm sewer line was located as close as three feet from the property line.

Resolution:

Staff raised concerns that the proposed location of the storm sewer drain approximately fifteen (15) feet from the rear property lines of the existing homes within Woodmill Estates may damage existing off site trees. The Urban Forester does not believe the location of the storm sewer drain will necessarily impact the existing trees on adjacent lots, and is now satisfied with the location of the proposed storm drain.

The applicant has committed to plant a single row of evergreen trees six (6) feet in height planted at twelve feet (12) on center in order to offset any off site damage that may occur through the location of the proposed storm sewer line. The obligation to plant the off-site trees is currently contingent upon the owners providing a written letter of permission of entry onto the property to plant the specified trees. Staff prefers a proffer to be submitted by the applicant that would require notification of the adjacent home owners within Woodmill Estates prior to subdivision plan review of the request for off site planting. A revised proffer is requested regarding the notification of adjacent property owners within Woodmill Estates, and therefore this issue remains unresolved.

Issue:

Decks and patios on lots 11-19 may be effected by the proposed storm drain along the rear portion of the application property.

Resolution:

The ability to construct decks and patios may be limited depending on the width of the easement that will be necessary for the proposed storm sewer line. The proposed storm drain will be located approximately fifteen (15) feet from the rear lot lines of these lots that only have a rear yard depth of twenty (20) feet according to the lot typical provided on Sheet 3 of the CDP/FDP. This leaves only five feet to construct a deck or patio depending on the actual location of the storm pipe. A development condition has been added by Staff that will require a disclosure in the Homeowners Association documents and in the contract of sale for initial purchasers that possible limitations exist on the properties in the rear yards of lots 11-19 for patio and/or deck construction.

Issue:

The applicant should provide sufficient protection from transportation generated noise.

Resolution:

The applicant has committed through the proffers to reduce interior noise levels to DNL 45 dBA. This will be achieved by implementing a proffer that incorporates a sound transmission class (STC) rating of at least 45 for the exterior walls of lots 1-2 and 23-25, and an STC of at least 39 for lots 3-7 and 20-22. Further, the applicant will ensure that doors and windows have an STC rating of at least 37 for lots 1-2 and 23-25, and an STC of at least 28 for the doors and windows on lots 3-7 and 20-22. With the implementation of the proffers, staff considers this issue resolved. The applicant has also extended the proposed barrier along the rear portion of lots 23-25 in order to help mitigate noise in the rear yards of these properties.

The applicant also requests a waiver of the fence height along the frontage of Richmond Highway to address exterior noise level concerns. Staff requested the applicant to provide a proffer to limit the exterior noise on the application property for lots 1-7 and 20-25 to an exterior noise level in accordance with the County's outdoor noise standards. The applicant currently depicts a noise wall along the rear yards of Lots 23-25. At this time, staff is unable to determine if the depicted noise wall will be able to completely address the County's outdoor noise standards. A noise study completed by the applicant may assist in a resolution to this issue. Staff has recommended a development condition which requires the applicant to demonstrate to the satisfaction of DPWES that the exterior noise for Lots 1-7 and 20-25 do not exceed 65 dBA Ldn.

Issue:

Storm Water Management and Best Management Practices requirements

Resolution:

The applicant has indicated that a waiver of the storm water management and best management practices requirements will be requested at the time of subdivision plan review. Staff required the applicant to depict the location of the pond on the CDP/FDP should the request for a waiver not be approved. The pond is located outside of the RPA with an access point from Richmond Highway for maintenance. The access road to the pond will have a gate at the entrance to prevent persons from driving back to the pond area. A proffer has been provided to resolve the gate issue. Staff is also satisfied with the location of the pond as depicted on the CDP/FDP proposed with this application if a waiver is not granted. However, given the pond's proximity to the RPA, the applicant should commit that no encroachment into the RPA will be permitted. The applicant has failed to provide this commitment; therefore Staff has proposed a development condition

to ensure that the proposed pond is not located within the EQC/RPA area. Therefore this issue is considered resolved.

Issue:

The applicant should preserve the stand of eastern red cedars along the western portion of the property in accordance with the requests of the Urban Forester.

Resolution:

The applicant has committed through the CDP/FDP to preserve the eastern red cedars along the western portion of the application property. Preservation of these trees will assist in providing a natural buffer between the residential uses to the west and the proposed development. However, a tree preservation proffer has not been provided. The applicant has committed to construct a six foot fence to protect the trees as well as provide supplemental planting in this area in accordance with the recommendations of the Urban Forester. A development condition has been added to enforce the commitment made on the CDP/FDP. Staff now considers this issue resolved.

Public Facilities Analysis:

Fairfax County Park Authority (See Appendix 8)

The Park Authority indicates that the required Zoning Ordinance contribution of \$955/unit should be contributed by the applicant to the Park Authority to develop and maintain park and recreation facilities in a nearby park. The applicant has proffered to contribute this amount (\$23,875) to the Park Authority as required by the Zoning Ordinance. The applicant shall receive credit, toward the \$955/unit contribution for on-site recreational facilities provided with this application.

Fairfax County Public Schools (See Appendix 9)

The schools analysis indicates that the proposed twenty five (25) single-family detached homes will produce eight (8) elementary students, zero intermediate students, and three high school students. Enrollment at Washington Mill Elementary School is currently at or near capacity. Enrollment at Whitman Middle School and Mt. Vernon High School are currently projected to be below capacity. The applicant has proffered to a contribution of \$1,000 per home for improvements to the local elementary, intermediate and secondary schools that serve the proposed development.

Fire and Rescue (See Appendix 10)

The application property is served by the Woodlawn Fire and Rescue Department Station, #24. The property currently meets fire protection guidelines.

Sanitary Sewer Analysis (See Appendix 11)

The application property is located in the Dogue Creek (L) watershed and will be sewerred into the Noman M. Cole, Jr. Pollution Control Plant.

Fairfax County Water Authority (See Appendix 12)

Adequate domestic water service is available at the site from the existing 16 inch main located at the property.

Utilities Planning and Design, DPWES (See Appendix 13)

There are no public facilities issues associated with this application.

Land Use Analysis (Appendix 5)

The proposed addition of twenty-five (25) single family detached homes place the development at a density of 4.57 du/acre. The complete Land Use Analysis, including Plan citations, is contained in Appendix 5. The Comprehensive Plan depicts the subject property as planned for office and neighborhood-serving retail use up to 0.35 FAR. As an option, the subject site may be developed as residential at 4-5 dwelling units per acre provided the following conditions are met:

- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements; and
- An efficient internal circulation system is provided
- Preservation of EQC/RPA

As noted in the environmental analysis, the applicant has committed to preserve the EQC/RPA. The applicant will also dedicate as a part of this request seventy-five (75) feet of right of way along Richmond Highway, as requested by the Department of Transportation. However, the Department of Transportation has indicated there will not be a median break at this location in the future when Richmond Highway is widened. Access to the property should therefore be from a service drive as depicted on Sheet 2 of the CDP/FDP, and as described in the transportation analysis section of this report. Staff does not support the alternative shown on Sheet 2A that provides direct access to Route 1 as it is not in conformance with the Comprehensive Plan.

Issue: Orientation of lots 6 and 7.

Resolution:

The applicant has located Lots Six and Seven such that the side of Lot Six faces the rear property lines of Lots Four and Five with only 25 feet provided between the rear of the dwellings on Lots Four and Five and the side of Lot Six. Staff believes this is an undesirable orientation and will create a shadow on the rear yards of Lots 4 and 5. Staff recommended that the applicant delete one or both of these lots. The applicant has instead committed to plant an evergreen screen along the rear property line of Lots Four and Five to create a buffer with the side yard of Lot Six. Staff continues to believe the orientation of Lots 6 and 7 is less than desirable.

Issue:

Streetscaping should be provided by the applicant with a total of twenty (20) to twenty five (25) feet of total landscaping.

Resolution:

The Comprehensive Plan specifically recommends that parcels located along the eastern side of Richmond Highway provide a minimum nine foot landscape buffer, and a six foot sidewalk within a twenty (20) to twenty five (25) foot landscaped corridor. The applicant has provided a nine foot landscape buffer, and a six foot sidewalk within the right of way as recommended by the Plan. Further, a ten (10) foot landscaping strip along the entire frontage of the application property in conformance with the Comprehensive Plan has also been provided. Each of the landscape areas are proposed to be planted with shade and ornamental trees as depicted on the CDP/FDP. Staff therefore considers this issue resolved.

Residential Density Criteria

The proposed density of 4.57 dwelling units per acre is above the low end of the density range; therefore, the applicant should satisfy at least half of the applicable Residential Development Criteria specified in the Policy Plan adopted August 6, 1990, amended April 8, 1991. Staff has determined that five of the criteria apply to the proposed development. Evaluation of the 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 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. (1/2 Credit)

The applicant proposes a density of 4.57 dwelling units per acre. The proposed density is higher than the 2.23 dwelling units per acre of the Woodmill Estates subdivision to the south, however the proposed development fronts onto Richmond Highway whereas Woodmill Estates does not, and the Comprehensive Plan gives an option to develop this site at 4-5 dwelling units per acre.

The application also proposes to provide buffers, barriers and construction to address noise attenuation. Along the frontage of the property with Richmond Highway and extending down lots 23-25, the applicant is constructing a noise wall seven feet in height without gaps or openings. However, no specific commitment to reduce exterior noise to 65 dBA Ldn has been provided. Further, construction materials are being used with the homes closest to Richmond Highway in order to reduce the amount of interior noise to levels as suggested by Staff.

Enhancement of the natural features on site shall take place through reforestation of the property's Resource Protection Area. The applicant stated on the plan that they would replant the eastern portion of the application property in coordination with the recommendations of the Urban Forester. Plantings to be included in the reforestation are native grasses, wildflowers, large and small trees as well as whips. The planting of this terrain will protect and enhance the natural features of the site.

Further, the applicant is proposing to provide streetscaping in accordance with the Comprehensive Plan recommendations to provide for safe, efficient and coordinated pedestrian travel. The streetscaping includes a nine foot landscape buffer and a six foot sidewalk along the property's frontage with Richmond Highway. In addition, a ten (10) foot landscaping strip is located on the eastern side of the proposed sidewalk. The applicant is also proposing to provide a pedestrian linkage to the adjacent shopping center through the western portion of the parcel. The proposed linkage will be located adjacent to Lot Seven by the pocket park. However, the orientation of Lots Six and Seven are less than desirable. The location of the storm drain along the southern property line also restricts the use of the proposed rear yards but also limits the amount and type of landscaping to soften the visual impact on the adjacent development.

The applicant also continues to provide two alternative plans regarding vehicular access to the property. Staff, as previously discussed in the transportation analysis, objects to a direct access point to Richmond Highway from the proposed development. Therefore, only ½ 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)*
3. *Contribute to the development of specific transportation improvements that off-set adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. (No Credit)*

The applicant has depicted a direct access option to Richmond Highway on Sheet 2A of the CDP/FDP without providing an interim left turn lane that Staff believes is a major safety issue. The applicant has also failed to commit to either fully construct or escrow funds for full frontage improvements along Richmond Highway. As discussed previously in the transportation analysis, staff objects to direct access for a variety of reasons including the safety of motorists and the flow of traffic. As the applicant has not removed this alternative from the CDP/FDP, no credit is given.

5. *Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. (Not Applicable)*

The applicant has proffered to contribute \$955 per homes as required by the Ordinance minus that amount credited for on-site recreational facilities provided with this application. This amount (a maximum of \$23,875) represents the Zoning Ordinance requirement.

6. *Provide usable and accessible open space areas and other passive recreational facilities in excess of County Ordinance requirements and those defined in the County's Environmental Quality Corridor Policy. (No Credit)*

The applicant is proposing to provide the minimum 35% open space for the development. This is the amount required by the Zoning Ordinance. The majority of open space is located within the RPA and EQC. A small pocket park on the western portion of the property with passive recreational facilities has been provided. However, as the open space just meets the minimum requirement, no credit is being given for this criteria.

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)

The applicant has committed to preserve the RPA/EQC and has committed that the eastern portion of the application property would be reforested in coordination with the recommendations of the Urban Forester. Plantings to be included in the reforestation are native grasses, wildflowers, large and small trees as well as whips. The planting of this terrain will protect and enhance the natural features of the site. Besides restoring the natural features of the RPA and EQC, the applicant is preserving a stand of eastern red cedars located on the western portion of the application property. However, the proffers as currently drafted permit intrusions into the RPA/EQC for utilities other than those shown on the CDP/FDP and no commitment to ensure that the SWM facility does not encroach in to the EQC/RPA has been provided. Therefore, only ½ credit is given for the criteria.

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 of ½% of the projected base sales price 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 (Not Applicable)*

Summary:

This proposed development has not satisfied at least one half (1/2) of the applicable Residential Development Criteria and therefore has not justified the requested density.

ZONING ORDINANCE PROVISIONS (Appendix 14)

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 as well as 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 that most closely characterizes the proposed development is the R-5 zoning district.

Standard	Bulk Standards		
	R-5	PDH Required	Provided
District Size (PDH)	4 acres	Minimum 2 Acres	5.47 Acres
Lot Size (PDH)	5,000 sq. ft.	N/A	3,200 sq. ft.
Open Space (PDH)	25%	35%	35%
Front Yard (R-5, Guideline Only)	20 ft.	N/A	18 ft.
Side Yard (R-5, Guideline Only)	8 ft.	N/A	3 ft.
Rear Yard (R-5, Guideline Only)	25 ft.	N/A	20 ft.

Waivers/Modifications

The applicant is requesting a waiver of the service drive requirement along Richmond Highway for the layout depicted on Sheet 2A of the CDP/FDP.

As previously stated in the transportation review of this application; Staff does not support a waiver of the service drive requirement along Richmond Highway. A median break will not be located at the applicant's proposed direct entrance point to Richmond Highway when it is widened. If direct access to Richmond Highway from this development is granted, a situation will be created where traffic will be forced to make right turn movements out of the development once Richmond Highway is widened. If traffic is forced to turn right out of the development, then U-turn movements will also be created for any traffic that intends to drive south on Richmond Highway. Staff therefore opposes a waiver of the service drive and recommends that only the layout depicted on Sheet 2 of the CDP/FDP be considered by the Board.

Waiver of the 600 foot maximum length for a private street.

The applicant has requested a waiver of the 600 foot maximum length of private streets. Private streets are found in many developments to allow more flexibility in the layout of the site. Given the environmental constraints of the site, staff believes that private streets are appropriate in this instance in order to reduce the amount of disturbance required for the site. The applicant has proffered to notify perspective home buyers that the maintenance of the roadway network is the responsibility of the homeowners association (HOA) and not the County or Virginia Department of Transportation

(VDOT). With the implementation of this proffer, staff believes that a waiver of the 600 foot maximum length of private streets is appropriate in this instance.

Waiver of the limitation on fence height to permit sections of the proposed wall along Richmond Highway to be seven feet high as depicted on the CDP/FDP.

The applicant is seeking a waiver of the limitation on fence height per Par. 8 of Sect. 16-401 to permit portions of the proposed wall along Richmond Highway to be seven (7) feet high as depicted on the CDP/FDP. Staff has requested an elevation of the proposed noise fence, which the applicant has included on the CDP/FDP. The depiction shows brick pillars and a board on board fence to be used in the construction of the fence. Staff however needs a further commitment from the applicant to complete an analysis to address exterior noise levels to determine whether a seven foot fence is adequate to reduce exterior noise levels to 65 dBA Ldn. A development condition has been added for this purpose.

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.

The proposed 5.47 acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 4.57 dwelling units per acre conforms to the density limitations of the PDH-5 District as stated in Section 6-109.

Section 6-110 requires thirty-five (35) percent open space in a PDH-5 development. This application meets the 35% open space requirement. Open space on the application property includes the RPA being preserved and replanted on the eastern portion of the application property. It also includes the open area on the western portion of the property where the applicant is preserving a large stand of eastern red cedars. Both of these areas are being preserved in accordance with the requests of the Urban Forester.

In addition, in accordance with Par. 2 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or contribute funding for recreational facilities at a

rate of \$955 per dwelling unit. The applicant has agreed to this requirement through the submission of a proffer to contribute \$955/unit for off site recreational facilities with credit given for the on site amenities as determined by the Department of Public Works and Environmental Services (DPWES).

Article 16

All Planned Development Districts must satisfy the General and Design Standards set forth in Sections 16-101 and 16-102 of the Zoning Ordinance.

Section 16-101

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 noted in the Land Use Analysis, the proposed development is within the density range recommendations of the Comprehensive Plan. The Comprehensive Plan provides an option to develop this parcel at a density of 4-5 dwelling units per acre. The application is for 4.57 du/acre. The applicant has dedicated the needed right-of-way for planned roadway improvements which is a condition that must be met as called for in the Comprehensive Plan under both alternatives in order to develop the property as a residential subdivision. However, option 2A does not provide access to a median break as recommended by the Plan. 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 ensure ample provision and efficient use of open space, and to promote high standards in the layout, design and construction of residential development", among others. The amount of open space being provided within the proposed development (35%) would not necessarily be achieved under a conventional zoning district (25% required for R-5).

Further, the applicant has implemented the full streetscaping recommendations of the Comprehensive Plan with this application. These measures, in conjunction with the pocket park and interparcel connection committed on the alternative set forth on sheet 2 as well as the preservation of the eastern red cedars on the western

property line have resulted in a design that has achieved the stated purpose and intent of the planned development district. Therefore, staff believes that this standard has been satisfied for both options.

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.*

As previously stated in the Environmental Analysis, Staff believes the applicant has efficiently utilized the available land, and has protected all natural features such as trees, streams and topographic features. The preservation of the Dogue Creek RPA and EQC is the most significant natural feature of the site. The applicant has agreed to reforest the RPA and EQC and has also agreed to save the stand of eastern red cedars on the western side of the property.

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 impeded development of surrounding undeveloped properties in accordance with the comprehensive plan.*

The applicant proposes a development that is compatible with the surrounding residential neighborhood to the south. The applicant has proffered to provide these parcels with an evergreen screen on their property to minimize any damage the installation of the proposed storm sewer drain may have on adjacent property should off site trees be damaged. The Urban Forester now believes the proposed location of the storm sewer drain is far enough away from the property line to eliminate damage to existing off-site trees.

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.

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

The proposed site layout provides a network of private internal streets, which connect to Richmond Highway through a service drive as suggested by Staff. The application also provides streetscaping that coordinates pedestrian linkages for property to the east and west along Richmond Highway. Furthermore, the applicant

has agreed to provide a separate pedestrian connection to the commercial property to the west to enhance the ability of pedestrian access in accordance with the Comprehensive Plan.

Section 16-102

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.*

The planned development meets the setback requirements for the R-5 zoning district- the zoning district that most closely characterizes the proposed development-at the periphery. In the R-5 zoning district, the front yard must be 20 feet, the side yards shall be at least eight feet, and the rear yard shall be at least 25 feet. The applicant has provided the appropriate setbacks at the periphery, with the exception that the rear yards are depicted as twenty (20) feet on the lot typical layout depicted on Sheet 3 of the CDP/FDP. Staff has determined that the twenty (20) foot setback is in general conformance with the standards of the R-5 district. 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 has provided for the above regulations and meets or exceeds these regulations with the proposed proffers.

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 site layout provides for private internal streets. The streets will conform to the pavement thickness standards for public streets as set forth in the Public Facilities Manual (PFM). The application also provides sidewalks throughout the site, which provide access to all sections of the proposed development, as well

as to other sidewalks off site. Finally, the applicant is providing a six foot sidewalk along the entire frontage of Richmond Highway in accordance with the provisions of the Comprehensive Plan.

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-600)

The Highway Corridor Overlay District provisions do not apply in this case for the use requested by the applicant.

Commercial Revitalization District (CRD) (Appendix A7-400)

Staff with the Department of Housing and Community Development reviewed the proposed application and do not have an objection to the proposal. The Housing and Community Development memorandum is attached as Appendix 15.

Summary of Zoning Ordinance Provisions

All Zoning Ordinance standards have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant has provided two alternative layouts for consideration on the CDP/FDP, Sheets 2 and 2A. Both alternatives contain a total of twenty-five (25) single family detached units, and the site layout of both is the same with the exception of a service drive being provided on Sheet 2 and direct access to Richmond Highway provided on Sheet 2A. The applicant has requested a waiver of the service drive as noted in the proffers should the alternative depicted on Sheet 2A be approved. If the waiver is granted, then the alternative presented on sheet 2A would be constructed.

While Staff believes the proposed detached residential subdivision meets the intensity guidelines of the Comprehensive Plan, which recommends a density of 4-5 dwelling units per acre, the proposal fails to address transportation improvements to the site. Staff believes the alternative presented on Sheet 2A that depicts the proposed development having direct access onto Richmond Highway is unacceptable. The future widening of Richmond Highway will not contain a median break at this location, and a situation of right turns into and out of the property will be created. The option presented on Sheet 2A also does not include a left turn lane into the site from the southbound lanes of Richmond Highway, which staff believes is a major safety issue. An escrow for construction of frontage improvements on Richmond Highway has not been fully provided.

The applicant has also failed to address proffer deficiencies relating to exterior noise mitigation, tree preservation, and encroachment into the EQC/RPA for both options.

Recommendation

Staff recommends denial of RZ 2001-MV-030 and the Conceptual Development Plan. However, if it is the intent of the Board of Supervisors to approve RZ 2001-MV-030 and the Conceptual Development Plan, Staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1 of this report.

Staff recommends denial of FDP 2001-MV-030.

Staff recommends denial of a waiver of the service drive requirement for the layout depicted on sheet 2A of the CDP/FDP.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Park Authority Analysis
9. Public Schools Analysis
10. Fire and Rescue Analysis
11. Sanitary Sewer Analysis
12. Water Authority Analysis
13. Utilities Planning and Design, DPWES
14. Applicable Zoning Ordinance Provisions
15. Housing and Community Development Analysis
16. Glossary

RZ 2001-MV-030

January 25, 2002

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, the owners, and Landmark Property Development, LLC (hereinafter referred to as "Applicant") for themselves, their successors and assignees in RZ 2001-MV-030 and FDP 2001-MV-030 filed for property identified as Tax Map 110-1 ((1)) parcel 2 (hereinafter referred to as the "Application Property"), proffer the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-5 and HC Districts.

1. Development Plan:

Development of the Application Property shall be in substantial conformance with the CDP/FDP prepared by Charles P. Johnson & Associates consisting of six sheets dated May 9, 2001 and revised through January 4, 2002. In the event that the Board of Supervisors grants the waiver of the service drive along Richmond Highway then the alternative layout on Sheet 2A will be constructed.

2. Minor Deviations:

Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the right to make minor adjustments to the internal lot lines of the proposed lots at the time of Subdivision Plan submission based upon final house locations and building footprints provided such changes are in accordance with the FDP, and do not increase the number of units or decrease the amount of open space, minimum building and peripheral setbacks, access or parking spaces, without requiring approval of an amended FDP.

3. Construction of Private Streets and Provision of Sidewalks:

A). All on site streets will be private streets. Sidewalks shall be provided in the location as generally shown on the CDP/FDP. Both the streets and sidewalks shall be constructed in conformance with the Public Facilities Manual [PFM] (TS 5A) to design, depth of pavement and materials consistent with public street and sidewalk standards. Future homeowners shall be notified of their maintenance responsibilities for the streets and other HOA owned and maintained facilities within the HOA documents which will be made available for review prior to entering into a contract of sale.

4. Inter-parcel Access:

In the event that the Board of Supervisors adopts the inter-parcel access option depicted on sheet number 2 of 4, the applicant shall construct such access and record in the land records of Fairfax County a public access easement to permit ingress/egress. Such access shall be a private road and therefore maintenance of said inter-parcel access roadway will be the responsibility of the Homeowners association as are other private streets within the development. Such maintenance responsibility shall be disclosed to all property purchasers in accordance with Proffer #3.

5. Richmond Highway Dedication:

The applicant shall dedicate to the Board of Supervisors in fee simple 75 feet from centerline across the property and Richmond Highway frontage at time of subdivision review or upon demand by Fairfax County or VDOT, whichever occurs first.

The applicant shall construct the improvements to the Richmond Highway frontage of this site as depicted on the GDP/FDP on sheet 2A of 4 (showing direct access to Richmond Highway) if the Board of Supervisors approves that alternative. In the event that the Board of Supervisors approves the access to Richmond Highway from a connection to the service drive as depicted on sheet 2 of 4, the applicant proffers to escrow funds for widening the Richmond Highway frontage of this application for 180 feet.

6. Energy Efficiency

All homes on the subject site shall meet the thermal guidelines of the Virginia Power Energy Saver programs for energy efficient homes, or its equivalent, as determined by DPWES, for either gas or electric energy systems as may be appropriate.

7. Noise Attenuation:

7-1) In order to reduce interior noise to a level of approximately DNL 45 dBA within a highway noise impact zone of DNL 70-75 dBA (lots 1-2 and 23-25) the units shall be constructed with the following acoustical attributes:

A) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

B). Doors and windows shall have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or

above. If windows constitute more than 20% of an exposed façade, then the windows should have an STC rating of at least 45.

C) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

In order to reduce interior noise to a level of approximately DNL 45 dBA, units within the DNL 65-70 dBA highway noise impact zone (lots 3-7 and 20-22) shall be constructed with the following acoustical treatment 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 unless windows constitute more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.
- c. All surfaces shall be sealed and caulked in accordance with the methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

7-2)The fence along Richmond Highway will have no gaps or openings other than those shown on the CDP/FDP for noise mitigation.

7-3)The applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated through an independent noise study as reviewed and approved by DPWES, that these methods will be effective in reducing interior levels to 45 dBA Ldn or less.

8. Landscaping/Tree Save:

A) Landscaping will be provided in substantial accordance with the CDP/FDP landscape plan dated May 9, 2001 revised through January 4, 2002 and as determined by the Urban Forester. A landscaping plan shall be submitted for review and approval to the Urban Forester at time of first submission of Subdivision Plan. All streetscape trees shall be at least 2.5 inches in caliper. All landscaping shall be planted as recommended in the landscape elements section of the Comprehensive Plan urban design recommendations for the Richmond Highway Corridor Area, specifically the sections titled "*Tree Selection Criteria, Recommended Tree Species, and Tree Plant Maintenance.*" All landscaping shall be irrigated and maintained by the Home Owners Association (HOA) and dead and dying material shall be replaced in order to keep it in good health and appearance. The landscaping responsibilities by the HOA will be addressed in the HOA documents provided at settlement.

B) The applicant shall provide off-site landscaping in Woodmill Estates on Tax Map parcels 110-1 ((25)) 14,15,16,24,25, abutting proposed lots 8 through 19. This landscaping shall consist of a single row of evergreen trees (Leland Cyprus) six (6) feet in height planted at twelve feet (12) on center. The obligation to plant the off-site trees is

contingent upon the owners of the above referenced parcels providing a written letter of permission of entry onto the property to plant the specified trees. The Applicant shall plant these offsite trees after final subdivision approval and before commencing clearing and grading on the application property at a time determined by the Urban Forestry Division (UFD). If UFD determines that the proposed time for off-site planting is not an appropriate planting season, the clearing and grading on the application property may start and the off-site trees shall be planted at a later time as determined by UFD, but not to exceed six months from the commencement of clearing and grading. If a letter of permission from the above referenced owners on which the off site planting is to occur is not delivered within thirty days (30) from the Applicants written request, sent by certified mail, return receipt requested, then clearing and grading on the application property may commence without such off-site planting.

C) The applicant shall plant evergreen shrubbery along the rear portion of lots 4-5 as depicted on the CDP/FDP as determined by the Urban Forestry Division (UFD). These trees shall be depicted with the landscaping plan submitted during subdivision plan review. The purpose of the evergreen shrubbery is to provide a visual screen and to soften impacts of the adjacent houses.

9. Recreational Facilities:

The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities. The Applicant proffers that the expenditure for the recreational facilities shall be a minimum of \$955.00 per residential unit. The Applicant shall receive credit for the on-site recreational facilities that may include but not be limited to, a community gathering area with Gazebo, outdoor seating and picnic tables. If the cost of the on-site recreational facilities does not equal the required \$955.00 per unit contribution, as determined by DPWES, then any remaining funds shall be provided to the Fairfax County Park Authority for the provision of recreational facilities in the immediate vicinity of this site.

10. Limits of Clearing and Grading:

A) The applicant shall generally conform to the limits of clearing and grading shown on the CDP/FDP subject to the installation of necessary sidewalks, trails and utility lines as approved by DPWES. Any street scape material, trails and utility lines that may be within areas protected by limits of clearing and grading shall be located and installed in the least disruptive manner as possible as determined by the Urban Forestry Division. A replanting plan shall be developed and implemented, as approved by the Urban Forestry Division, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.

B) In order to preserve and protect the EQC and RPA, the limits of clearing and grading shall strictly conform to the limits as shown on the CDP/FDP, subject to installation of

only those utilities which cannot be reasonably accommodated elsewhere on the site as determined by the Urban Forestry Division and approved by the Director, Department of Public Works and Environmental Services (DPWES). Any such utilities shall be located and installed in the least disruptive manner.

C) Prior to any clearing and grading on site, the limits of the EQC/RPA and the wetlands protected against clearing and grading as shown on the CDP/FDP shall be fenced and flagged with 4' high 14 gauge welded wire to prevent intrusions onto these areas. The fencing or other suitable barriers, as determined by DPWES shall remain in place during all phases of construction on the adjacent area, as determined by DPWES.

D) The Applicant shall have limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. The applicant shall walk the limits of clearing and grading with an Urban Forestry representative to determine where minor adjustments to the clearing limits to increase the survivability of trees at the edge of the limits of clearing and grading.

E) Initial purchasers of units which abut the EQC/RPA shall be advised in writing prior to entering a contract of sale of the existence of this feature and the prohibition against clearing beyond the property line or using the area as a depository for trash, lawn clippings, or other debris. The Home Owners Association documents shall contain this information.

F) Limits of clearing and grading will be strictly adhered to and will not encroach into the RPA unless required by the DPWES and as shown on the CDP/FDP.

11. Homeowners Association:

A) The Applicant shall establish a Homeowners' Association for the proposed development to own, manage and maintain streets, sidewalks, driveways, community open spaces, planting areas and community structures (Gazebo, fence) that are installed.

B) Any restrictions placed on the use of Common Open Space areas, potential for inter-parcel access and the prohibition on use of the garages for any purpose other than to park motor vehicles shall be disclosed in a separate disclosure in the HOA documents for future purchasers in the subdivision. A covenant in the form which shall be approved by the County Attorney shall be recorded which provides that garages shall be used for purposes that will not interfere with the intended purposes of garages (e.g. parking of vehicles). This covenant shall be recorded among the land records of Fairfax County prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and to Fairfax County.

C) Prior to purchase, initial prospective purchasers of homes will have copies of the HOA documents outlining the responsibilities of owners regarding maintenance of open-space, recreational facilities, private streets made available to them. At closing each initial purchaser will be given a complete set of Home Owners Documents specifying the

responsibility and containing a year by year 10 year prospective budget of the HOA and the necessary contributions by each homeowner.

12. Affordable Dwelling Units (ADU's):

Prior to time of site plan approval the applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to ½ % of the projected base sales price of each unit to assist Fairfax County's low and moderate income housing goals. The projected sales price shall be determined by the Applicant in consultation with the staff of the Fairfax County Department of Housing and Community Development and DPWES.

13. Architecture Elevations:

The Dwelling Unit architecture shall generally conform to the illustrative architectural elevation as shown on the CDP/FDP. The side elevations that face route 1 and the private street lot numbers 1, 5, 20 & 25 shall use similar building materials as used for the front elevation. Windows treatments shall be provided on the side elevations of lots 1, 5, 6, 20 and 25 except as rendered unpractical due to noise impact determinations from Rt. 1.

14. Gate at Pond Access

At the pond access road entrance a gate shall be installed to conform with the general appearance of the fence along Richmond Highway.

15. Storm Water Pond:

The applicant will request approval from DPWES of an embankment only storm water management facility and seek all necessary and appropriate modifications and waivers from DPWES to accomplish such a facility. If such a facility is not approved the Applicant will plant the sides of the new facility with plantings to the maximum extent permitted in accordance with the planting policies of the County, and use best efforts to preserve quality trees in the up slope areas, as determined by the Urban Forester. The applicant may apply for a waiver if warranted.

16. School Contribution:

At the time of Final Subdivision Plat/Site Plan approval the applicant shall contribute \$25,000 to the Board of Supervisors for improvements to the elementary (s), intermediate or secondary school which serves this development.

17. National US Army Museum at Fort Belvoir

At time of Subdivision approval, a sum of \$200.00 per dwelling unit (\$5,000 Total) shall be contributed to the U.S. Army Historical Foundation for use in funding, planning and developing the National US Army Museum.

18. Successors and Assigns:

These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

19. Reforestation Parcel C

The RPA area shall be reforested in accordance with the planting scheme and "Reforestation Area" notes as shown parcel C on sheet #2 of the CDP/FDP. A reforestation plan for the resource protection area shall be submitted as part of the first subdivision plan submission, and shall be reviewed and approved by the Urban Forestry Division. The reforestation plan shall incorporate native grasses, wildflowers, regular sized B&B native deciduous and evergreen trees and whips in the plant schedule. The plan shall include but not be limited to information regarding the timing, methods of installation, and long-term maintenance commitments to ensure establishment.

CONTRACT PURCHASER, Landmark Property LLC:
CONTRACT ASIGNEE, Landmark Property LLC: Tax
Map 101-1 ((1)) parcel 2

By: _____
Scott Herrick

Its: Managing Member

CONTRACT PURCHASER, Eastwood Properties: Tax
Map 101-1 ((1)) 5

By: _____
Richard L. Labbe

OWNER 101-1 ((1)) Parcel 2
TALBOT FAMILY LAND TRUST

BY: _____
Patricia S. Malone

Its: Trustee

PROPOSED CDP DEVELOPMENT CONDITIONS

RZ 2001-MV-030

FEBRUARY 7, 2002

If it is the intent of the Board of Supervisors to approve Rezoning Application RZ 2001-MV-030 from the R-2 District to the PDH-5 District for residential development located at Tax Map 110-1 ((1)) 2, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. The proposed Stormwater Management Pond and Best Management Practices facility (SWM/BMP) facility shall be located outside of the EQC/RPA area. In the event that the SWM facility needs to increase in size beyond the limits of clearing and grading as shown on the CDP/FDP in order to meet Public Facilities Manual (PFM) requirements; the applicant shall apply for a Proffer Condition Amendment application to relocate or increase the size of the facility. In no event shall there be any additional clearing in the RPA/EQC for construction of this facility beyond that shown on the CDP/FDP.
2. The existing eastern red cedars along the western property line within Parcel "A" of the proposed development shall be preserved by the applicant as determined by the Urban Forester. The applicant shall prepare a tree preservation plan for review and approval by the Urban Forester concurrent with the first submission of subdivision plan review.
3. The applicant shall disclose to all initial purchasers of Lots 11-19 in the contract of sale, the location of the storm drain easement to be constructed within the rear yards and that such easement may limit the ability to construct patios or decks on these lots. This possible restriction shall be disclosed in the home owners association documents.
4. The applicant shall demonstrate to the satisfaction of DPWES that the exterior noise within the rear and side yards for Lots 1-7 and Lots 20-25 shall not exceed 65 dBA Ldn. If it is determined by DPWES that the noise levels in these areas exceed 65 dBA, the applicant shall take the necessary measures to reduce noise levels in these areas to 65 dBA Ldn.
5. If the direct access option to Richmond Highway depicted on Sheet 2A of the CDP/FDP is approved by the Board of Supervisors, the applicant shall construct an interim left turn lane into the subject property.

C

D

REZONING AFFIDAVIT

APPENDIX 3

DATE: 1-25-02
(enter date affidavit is notar)

I, John H. Thillmann, 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 2001-92a

in Application No(s): RZ/FDP 2001-MV-030
(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)
LANDMARK PROPERTIES DEVELOPMENT, LLC		APPLICANT/CONTRACT ASSIGNER
SCOTT HERRICK	5252 CHEROKEE AVE, SUITE 207	AGENT
John H. Thillmann	ALEXANDRIA VA 22312	AGENT
EASTWOOD PROPERTIES, INC	10700 EATON PL. STE 170	CONTRACT PURCHASER/AGENT, APPLICANT
RICHARD L. LARBE	FALLS CHURCH, VA 22030	AGENT
CHARLES P. JOHNSON ASSOC INC	3959 PENDER DR	ENGINEERS/AGENT
PAUL B. JOHNSON	FALLS CHURCH, VA 22030	" "
ALAN BAKEN		" "
HENRY FOX		" "
TALBOT FAMILY LAND TRUST	7915 HENTON ST	OWNER
PATRICIA S. WILSON, TRUSTEE	ALEXANDRIA, VA 22304	TRUSTEE
AND CHRIS R. WILSON, TRUSTEE,	"	TRUSTEE
TRUSTEES FOR THE TALBOT FAMILY LAND TRUST		

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

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

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

DATE: 1-25-02
(enter date affidavit is notarized)

for Application No(s): RD DP 2009-MV-03
(enter County-assigned application number(s))

2001-92a

(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 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 in Par. 1(a))
	7915 MENTON ST	
<u>ANITA Louise TALBOTT CHADS</u>	<u>ALEXANDRIA, VA 22304</u>	BENEFICIARY
<u>DONALD CLARK</u>	"	"
<u>LAWRENCE CLARK</u>	"	"
<u>LINDA S. CLARK</u>	"	"
<u>BETTY Lou TALBOTT HAMLETT</u>	"	"
<u>LINDA Sue TALBOTT HARTLESS</u>	"	"
<u>BARBARA KECK</u>	"	"
<u>JANE S. MURPHY</u>	"	"
<u>MARY W. SHEPHERD</u>	"	"
<u>EDWIN F. TALBOTT</u>	"	"
<u>GLORIA M. TALBOTT ESTATE</u>	"	"
<u>JEAN E. TALBOTT KLINE</u>	"	"
<u>LINDA E. TALBOTT ESTATE</u>	"	"
<u>MARION M. TALBOTT</u>	"	"
<u>RALPH N. TALBOTT ESTATE</u>	"	"
<u>ROBERT ELDRIDGE TALBOTT</u>	"	"
<u>TEDDY LEE TALBOTT</u>	"	"

(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: 1-25-02
(enter date affidavit is not)

2001-929

for Application No(s): 1/FDP 2001-MV-0-0
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

LANDMARK PROPERTIES DEVELOPMENT, LLC
5252 CHOCOLETTE AVE SUITE 302
ALEXANDRIA, VA 22312

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SCOTT M. HERRICK
BERNADETTE AMMARA

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

SCOTT M. HERRICK MANAGING MEMBER

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

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

DATE: 2-25-02
(enter 2-25-02 if affidavit is notarized)

2001-92a

for Application No(s): RZ/FDP 2001-MV-030
(enter County-assigned application number(s))

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

EASTWOOD PROPERTIES
10300 EATON PL, STE 120
FAIRFAX, VA, 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

RICHARD L. LABBE

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

RICHARD L. LABBE PRESIDENT

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

CHARLES P. JOHNSON & ASSOCIATES INC
3959 PENDER DR SUITE 210
FAIRFAX, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

CHARLES P. JOHNSON
PAUL B. JOHNSON

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

CHARLES P. JOHNSON DIRECTOR, PRESIDENT
PAUL B. JOHNSON DIRECTOR, EVP, SECRETARY
CHARLES JOHNSON II DIRECTOR, S. VP, TREASURER
DAVID OBEYAN DIRECTOR

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

DATE: 1-25-02

_____ (enter date affidavit is notarized)

2001-92a

for Application No(s): RZ DP 2001 UV-030
(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.)

SCOTT M. HERRICK, LANDMAN DEVELOPMENT, LLC gave in excess of \$200 to SUPERVISOR MILWAU ELEY, PENelope GORE, SHARON BERLINA, JOHN HENRY JOHN THILLMANN gave in excess of 200 to SUPERVISOR PENelope GORE

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

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

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent
John H. Thillmann
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 25th day of JANUARY, 2002, in the state of VIRGINIA.

My commission expires: JANUARY 31, 2005

[Signature]
Notary Public

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 MAY 11 2001

Statement of Justification: Talbot Farm

On December 11, 2000 the Board of Supervisors approved an out of turn Plan Amendment for the Talbot Farm area. This Out of Turn Amendment was specifically targeted at the 5.36 acre Talbot Farm property which had been planned for retail commercial. The Comprehensive Plan text now states that that a residential option for Sub-Unit C-1 is appropriate: Specifically, "As an alternative to the mixed-use option, Parcels 101-3 ((1)) 2, 52, and 52 may be appropriate for residential use at 405 du/ac. If this option is exercised, 110-3 ((1)) Parcel 2, which is substantial in size and located west of Dogue Creek, may be developed without consolidation with the other parcels". **Clearly this application meets these requirements of use, density and location.**

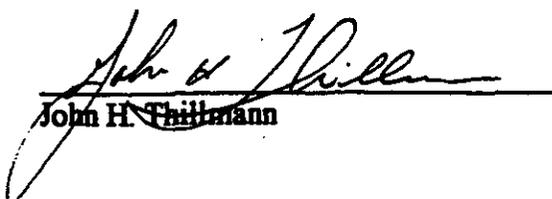
ZONING EVALUATION DIVISION

The plan also asks that the following conditions be met:

- **Preservation of the Environmental Quality Corridor surrounding Dogue Creek as open-space. This application accomplishes this goal by designating all of the Dogue Creek RPA and Floodplain as open-space which represents a substantial portion of the site.**
- **Dedication of needed right-of-way for planned roadway improvements is provided. This application meets this goal by providing the widening for Richmond Highway yet without an unnecessary service drive .**
- **Access is provided at a median break and coordinated with planned roadway improvements. The main entrance for this site is across from Woodlawn Ct. which is expected to remain as a median break on the highway.**
- **An efficient internal circulation system is provided. The application includes an internal "T" circulation system with one point of access on to Richmond Highway.**

We will be requesting a Waiver of the Service drive along Richmond Highway since they primarily serve commercial users and we propose a residential use of the site. It is our intent to comply with all County Ordinances and requirements, if any other waivers are requested they are unknown to us and will be discussed with the staff at the appropriate time.

This statement shall serve to comply with Requirement Number 10.


 John H. Thillmann

5/1/01
 Date

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 01 2001

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-MV-030
Landmark Property Development, L.L.C.

DATE: 1 October 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated August 17, 2001. This application requests a rezoning from R-2 to PDH-5. Approval of this application would result in a density of 4.57 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 vacant, planned for mixed use with an option for residential use at 4-5 dwelling units per acre (private open space along the eastern portion of site) and zoned R-2. Retail development is located to the north, planned for retail and other related uses as well as private open space and zoned C-6 and C-8. A commercial development and single family detached homes are located along the eastern boundary, on land planned for private open space and residential use at 2-3 dwelling units per acre and zoned C-8 and R-2. Single family detached homes are located along the southern boundary, on land planned for residential use at 2-3 dwelling units per acre and zoned R-3. Retail development is located along the western boundary, planned for mixed use and zoned C-8.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 5.46-acre property is located in Sub-unit C-1 of the Woodlawn Community Business Center, Richmond Highway Corridor Area of the Mount Vernon Planning District in Area IV. The Comprehensive Plan provides the following guidance for the property:

Text:

On page 53 and 54 in the Mount Vernon Planning District of the 2000 edition of the Area IV Plan, under the heading, "Woodlawn Community Business Center, Sub-unit C-1", the Plan states:

“Sub-unit C-1 is located along the east side of Richmond Highway between Lukens Lane and Cooper Road to Cedar Road and is planned for office and neighborhood-serving retail use up to .35 FAR. Open space should be preserved around the environmental quality corridor surrounding Dogue Creek as shown on the Plan map. Buildings should be oriented toward Richmond Highway with parking located to the rear which is well-screened and buffered from adjacent residential uses...

As an alternative to the mixed-use option, Parcels 101-3((1))100, 110-1((1))2, 51 and 52, may be appropriate for residential use at 4-5 du/ac. If this alternative is exercised, Parcel 2, which is substantial in size and located west of Dogue Creek, may be developed without consolidation with the other parcels. However, full consolidation of the parcels located east of Dogue Creek would be required to exercise this alternative on Parcels 100, 51 and 52. Further, if this alternative is exercised on parcels east or west of Dogue Creek, the following conditions should be met:

- Preservation of the environmental quality corridor surrounding Dogue Creek as open space;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements; and
- An efficient internal circulation system is provided.”

Map:

The Comprehensive Plan map shows that the property is planned for mixed use and private open space.

Analysis:

The application and development plan propose a single family detached residential development at 4.57 dwelling units per acre, which is in conformance with the use and density recommendations of the Comprehensive Plan. Refer to the Environmental Analysis which applies to this rezoning concerning the preservation of the environmental quality corridor surrounding Dogue Creek. Refer to the Department of Transportation memorandum concerning dedication of right-of-way, median break and efficient internal circulation.

The applicant should provide buffering and screening along the southern boundary to protect the adjacent lower density residential development.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On page 63 through 71 in the Mount Vernon Planning District of the 2000 edition of the Area IV Plan, under the heading, "Richmond Highway Corridor Area, Urban Design Recommendations," the Plan states:

"STREETSCAPE ELEMENTS...

LANDSCAPE CORRIDOR

A. Streetscape treatments for Richmond Highway, Kings Highway, and Mount Vernon Memorial Highway:

As depicted in Figure 47, on these prominent roadways located within the Richmond Highway Corridor area, a 20'-25' total landscape corridor width should be provided and comprised of:

1. Off-site improvements:..

a. On east side of Richmond Highway and both sides of Kings Highway and Mount Vernon Highway:

- 1) a 9' wide curb edge landscape strip and
- 2) a 6' wide masonry sidewalk

2. On-site improvements:..

a. On the east side of Richmond Highway and both sides of Kings Highway and Mount Vernon Highway provide either a 5' wide paved browsing area where a building abuts the landscape corridor or a 10' wide landscaped screening strip if a parking lot or other non-building edge types abuts the landscape corridor."

Analysis:

The development plan shows a 9' curb edge landscape strip and a 6' wide masonry sidewalk along part of the frontage along Richmond Highway. The applicant should extend this streetscape treatment across the complete frontage. The proposed streetscape on the development plan meets the recommended total 20'-25' landscape corridor width.

Text:

"STREETLIGHTING: Provide flat lens streetlight fixtures mounted on black painted poles with all wiring placed underground. In areas of significant pedestrian activity, uniform pedestrian-scale lampposts are more appropriate and can supplement the aforementioned overhead streetlights. All lighting fixtures should be well placed within the streetscape and have full cut-off lighting that is directed downward in an effort to reduce glare and provide uniform directed illumination."

Analysis:

While the applicant shows a typical pole light standard (traditional acorn with black pole), the development plan does not show any lighting plan. The applicant should respond to this development criterion.

Text:

"UTILITIES Place all utility distribution lines underground." —

Analysis:

The applicant should provide all utility distribution lines underground.

Text:

"LANDMARKS Provide distinctive major and minor features that contribute to a sense of place (i.e. clock towers, distinctive architecture, fountains, furnished open space, public art, arcades, plazas, etc.), where feasible and/or appropriate."

Analysis:

The development plan shows a noise fence which is shown as a decorative fence (brick column and solid wood (board-on-board) fence on the perimeter of the proposed residential development. A gazebo is located in the southeastern corner of the property and a landscaped seating area is located in the southwestern corner of the site.

Text:

"OPEN SPACE Preserve existing natural features or create attractive open space where people can gather and/or view in a pleasant environment."

Analysis:

There is a substantial open space area along the eastern portion of the subject property. A gazebo is located in the southeastern corner of the property and a landscaped seating area is located in the southwestern corner of the site.

Text:

"ENVIRONMENTAL PRESERVATION Preserve sensitive environmental features and existing quality vegetation."

Analysis:

Refer to the Environmental Analysis memorandum concerning this application.

Text:

"PARKING ELEMENTS...

INTERPARCEL ACCESS Provide vehicular and pedestrian connections between adjacent developments instead of service drives, where feasible.

Analysis:

The development plan shows interparcel access to the western property along Richmond Highway.

Text:

"BUILDING/SITE DESIGN ELEMENTS

DETAILING Create interest through appropriate and coordinated architectural details of building facades.

COMPATIBLE ARCHITECTURAL DESIGN Where feasible, provide architectural design that is visually coherent, respects the surrounding neighborhood style, scale and character.

COORDINATED DESIGN Provide an overall compatible design for all units in a development. For instance, colors, sign types, awnings, lighting, architectural features and materials should be coordinated to unify blocks and storefronts."

Analysis:

The applicant should provide architectural schematics of the proposed structures and development in order to respond to these development criteria.

Text:

"SIGNAGE ELEMENTS"

DIMENSIONS AND DESIGN Demonstrate a coordinated sign size, design, style, materials and height through a comprehensive sign plan...

PLACEMENT Install building or ground mounted, coordinated signage rather than pole mounted signage...

SIGN LIGHTING Minimize sign lighting impacts on adjacent neighborhoods. Minimize glare impacts from sign lighting by placing lighting above and in front of signs and directing the light downward..."

Analysis:

The development plan does not propose a comprehensive sign plan. In order to respond to these development criteria, a sign plan should be submitted.

BGD: ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

FILE: 3-4 (RZ 2001-MV-030)

SUBJECT: RZ 2001-MV-030; Landmark Property Development, LLC
Land Identification Map: 110-1 ((1)) 2

DATE: January 15, 2002

Comments by the Department of Transportation (FCDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) revised to December 3, 2001, made available to this department. We have concerns with this application that center on two primary areas.

Access to Route 1

The applicant continues to press for a direct entrance to Route 1 despite depicting an option to construct a service drive connection to the south. This department objects to a direct entrance to Route 1 either in an interim or future condition.

Route 1 is designated as an arterial roadway. By definition, an arterial road is designed to serve through traffic moving between important centers of activity, such as Woodbridge and Alexandria. Service to the adjoining land areas is subordinate to its function of moving through traffic. Uses along Route 1 serving a small amount of traffic or a single use are expected to have limited or restricted access to the roadway with their traffic consolidated to a limited number of access points. The provision of mid-block entrance to a subdivision of 26 homes does not conform to the intended operational characteristics of Route 1.

Under current conditions, drivers cannot make a left turn on the subject frontage of Route 1 without blocking a lane of through traffic. The applicant is not proposing to construct a left turn lane with his project. Significant operational and safety concerns will be present without a left turn lane. The impetus for the project to widen Route 1 stems from a desire to reduce/eliminate these vehicular conflict situations from the corridor.

Virginia Department of Transportation (VDOT) designs for the widening of Route 1 indicate that no median break will be located at the proposed entrance when the road is widened to a divided section. Constructing an entrance directly to Route 1 will create a hazardous situation when the road is divided and the median closed. This is particularly true if the applicant does not construct a service drive connection to the existing service road extending to Cooper Lane. If the service drive is not an option, all traffic approaching from the north will be required to make a U-turn at the next

Page 2
Ms. Barbara A. Byron
January 15, 2002

median break in the through northbound lanes of Route 1 to proceed to the site entrance. The availability of a service drive will take this traffic off Route 1 improving the safety and operations of the roadway.

Safe and adequate access to the proposed community is required. Extending the existing service drive to the site's entrance and eliminating a direct access to Route 1 is the most effective means of achieving this.

Construction of frontage improvements on Route 1

The Comprehensive Plan indicates that Route 1 in this vicinity is to be widened to 6 lanes. Toward achieving that goal, VDOT has developed a Route 1 Location Study. This study depicts right-of-way and construction impacts of the project. This document is being used for land use initiatives throughout the corridor to determine right-of-way and construction needs.

It is strongly recommended that construction of frontage improvements in conformance with the parameters of the Comprehensive Plan and the Route 1 Location Study should be completed. Although construction is preferred, an escrow for the value of these improvements is acceptable.

TRIP GENERATION ¹	EXISTING DENSITY - 10 HOMES	PROPOSED DENSITY - 26 HOMES
AM PEAK	5 VPH	15 VPH
PM PEAK	10 VPH	25 VPH

¹ Trip generation rates based on data for single family detached housing, Land Use Code 210, Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997.

AKR/MAD

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

FILE: 3-4 (RZ 2001-MV-030)

SUBJECT: RZ 2001-MV-030; Landmark Property Development, LLC
Land Identification Map: 110-1 ((1)) 2

DATE: August 3, 2001

Comments by the Department of Transportation (FCDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) revised to May 24, 2001, made available to this department.

- There will be no median break at Woodlawn Court with the widening of Route 1. Therefore, no direct access to Route 1 should be provided.
- The applicant needs to construct a service drive connection from the entrance southwestward. Utilizing the entrance from Cooper Lane, this roadway should be the sole access to the site.
- Right-of-way to 75 feet from centerline with additional right-of-way dedicated with the service drive connection to the entrance should be provided. Construction of frontage improvements in conformance with the Route 1 widening project should be completed.

TRIP GENERATION ¹	EXISTING DENSITY - 10 HOMES	PROPOSED DENSITY - 26 HOMES
AM PEAK	5 VPH	15 VPH
PM PEAK	10 VPH	25 VPH

¹ Trip generation rates based on data for single family detached housing, Land Use Code 210, Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997.

AKR/MAD

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

June 28, 2001

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

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

Re: Fairfax County Plan RZ/-FDP-01-MV-030
Tax Map No. 110-1((1))-02
Talbot Property
Landmark Property Development

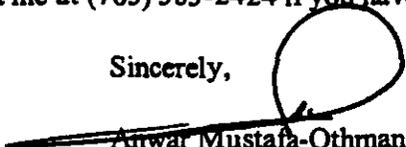
Dear Ms. Byron:

We have completed our review of the above noted plan, and offer the following comments:

1. The applicant should comply with the Route 1 Corridor Study.
2. The entrance should meet CG-11 standards.
3. The applicant should extend the proposed Asphalt trail across the property frontage.
4. The applicant should relocate the storm sewer lines out of the right of way.
5. The applicant should verify that the proposed noise wall will not interfere with the site distance once the ultimate section is built.

Please do not hesitate to contact me at (703) 383-2424 if you have further questions.

Sincerely,


Amir Mustafa-Othman
Transportation Engineer

c: Ms. Angela Rodeheaver
Dorothy A. Purvis

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT: RZ-2001-MV-030,
TALBOT FARM

DATE: 1 October 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 August 17, 2001. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

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

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 11.) Lands may be included within the EQC system if they can achieve any of the following purposes:

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

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 11):

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

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

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

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

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

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

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

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

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

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

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

4. **Tree Preservation** (Objective 10, p. 101, The Policy Plan)

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

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

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

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

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

6. **Light Pollution** (Objective 5, p. 96 The Policy Plan)

“Minimize light emissions to those necessary and consistent with general safety.

Policy a: Recognize the nuisance aspects of unfocused light emissions.”

ENVIRONMENTAL ANALYSIS:

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

1/2. **Environmental Quality Corridors/RPA**

Issue: The North Fork of Dogue Creek traverses this site from north to south. There are floodplain, RPA, and EQC associated with the stream. The limits of the RPA as shown on the Development Plan appear to be different from that shown on the County’s Chesapeake Bay map. Staff previously provided the applicant with a revised RPA/EQC boundary and requested that the revised boundary be shown on the Development Plan.

Except for a narrow band of trees along the stream bank, the EQC area is mostly open field. The applicant should commit to working with the Urban Forester to reforest the EQC/RPA with randomly spaced indigenous woody vegetation of sufficient variety and density to re-establish a forested riparian ecosystem.

Suggested Solution: The Development Plan should be revised to reflect the correct EQC/RPA as previously provided to the applicant. The limits of clearing and grading should be revised to be completely outside of the

EQC/RPA. Portions of the SWM pond, access road, gazebo, and private street will need to be redesigned to be located completely outside of the EQC.

The applicant should provide a drawing showing more specifically the types and densities of plantings proposed for reforesting the EQC. As well, the proffers should make the appropriate commitments to ensure the re-establishment of a healthy ecosystem in the tributary's EQC.

3. Transportation Generated Noise

Issue: Staff performed a preliminary highway noise analysis for this site based on projected traffic levels for Route 1. 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 380 feet from centerline
DNL 70 dBA 175 feet from centerline
DNL 75 dBA 80 feet from centerline

Lots 1 – 2 and 23 – 25 are exposed to unmitigated noise levels above DNL 70 dBA but below DNL 75 dBA. In addition, Lots 3 – 7 and 20 – 22 are exposed to unmitigated noise levels between DNL 65 dBA but below DNL 70 dBA.

The Development Plan shows proposed noise fences at the side yards of lots 1 and 25 and at the rear of lots 23 – 25. The applicant has not submitted any noise analysis to demonstrate that the proposed noise fences will protect all the affected lots. Since the preliminary noise analysis conducted by staff indicates that additional lots will be affected, the proposed noise fences appear to be insufficient. Staff is particularly concerned for noise exposure on lots 1 – 7 and lots 20 – 22 where there is either no barrier proposed or one that appears to allow noise to travel around the end of the fence.

Suggested Solution: The applicant should demonstrate that the proposed noise fences will be sufficient to meet the County's outdoor noise standards. Extensions of the noise fences will most likely be needed to protect 1-7 and 20 – 22 in order to fully protect those lots. 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 7 feet high).

The noise proffer (#7) in the proffers dated July 31, 2001 is insufficient. The referenced lot numbers need to be revised and the appropriate lots (1 - 2 and 23 – 25) need to commit to the DNL 70 - 75 dBA standard. In order

to reduce interior noise to a level of approximately DNL 45 dBA, units within the DNL 70 - 75 dBA highway noise impact zone (lots 1 - 2 and 23 - 25) shall employ the following acoustical treatment measures:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45.
2. Doors and windows should have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If windows constitute more than 20% of an exposed façade, then the windows should have an STC rating of at least 45.
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

In order to reduce interior noise to a level of approximately DNL 45 dBA, units within the DNL 65 - 70 dBA highway noise impact zone (lots 3 - 7 and 20 - 22) shall employ the following acoustical treatment measures:

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

4. Tree Preservation

Issue: The Policy Plan calls for tree planting and replacement during development. The Development Plan does not show any area of tree preservation. There are opportunities for tree planting and preservation onsite. Specifically, staff notes the presence of two mature Magnolia trees in the vicinity of lots 1 - 4 that may warrant preservation. In addition, the limits of clearing and grading may need to be adjusted by ten feet along the southern property line to ensure that offsite trees are not damaged during development of this site. Also, the EQC/RPA area should be reforested.

Suggested Solution: The Urban Forester should be consulted concerning the tree save areas and reforestation. The Development Plan should be revised accordingly and the applicant should make the appropriate commitments for tree preservation and reforestation.

5. **Trails**

Issue: The Countywide Trails Plan shows proposed trails along Route 1. The Development Plan is showing a conceptual location for a portion of the trail.

Suggested Solution: The trail should extend along this property's entire Route 1 frontage. The Director of DPWES will determine the appropriate trail location and design at the time of site development.

6. **Light Pollution**

Issue: It is unclear from review of the development plan the location and types of outdoor lighting that is proposed for this site. Staff does not object to any particular style of lighting fixture as long as the design is appropriate and the lighting does not cause light pollution.

Suggested Solution: All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line.

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: July 19, 2001

FROM: Jessica G. Strother, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Talbot Farm, Landmark Properties Development, LLC, RZ 2001-MV-030

RE: Your request received on July 5, 2001

This review is based upon the Conceptual/Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning (DPZ) on May 11, 2001. Draft proffers were not included. A site visit was conducted on July 16, 2001.

Site Description: The Talbot Farm property is a partially forested tract that is 2.20 acres in size and contains a Resource Protection Area (RPA) within the eastern third of the site. There is an existing residence, driveway and numerous outbuildings on the property. There are a number of open grown hardwood and ornamental trees scattered throughout the property. Some of these trees are mature and one is a very large specimen 30 inch diameter southern magnolia. The eastern third of the site contains a partially forested RPA that consists mostly of early successional hardwood vegetation such as black willow, Eastern red cedar, green ash, young hardwood vegetation, and a maintained grassland. The central and western portions of the site contain a maintained grassland area, numerous open grown trees as indicated above. Additionally, there are some mature Eastern red cedar growing along the property boundaries.

1. **Comment:** The Existing Vegetation Map (EVM) is missing some information and contains some inaccurate information. A description of the successional stages of forest cover and vegetation, and the overall health has not been included. Additionally, there is some forest cover adjacent to some of the existing outbuildings that has not been shown, and the driplines for some of the trees are undersized.

Recommendation: The EVM should be revised to address the inaccuracies and missing information. The EVM and CDP/FDP sheets should both be revised to reflect an accurate existing tree line.

2. **Comment:** Approximately half of the RPA is a maintained grassland and it appears that the native riparian vegetation and forest cover was removed some yeas ago. As a result, the RPA has lost some ability to filter pollutants, provide habitat and reduce the effects of flooding.

Recommendation: The grassland portions of the RPA should be reforested. Additionally, the proposed evergreens in the RPA should be incorporated into the reforestation plan. Only native evergreen species such as eastern red cedar and sweetbay magnolia should be used in the reforestation plan. The Applicant should commit to submitting a reforestation plan for the RPA. The following proffer language is suggested to address this issue:

- a. "A reforestation plan shall be submitted as part of the first subdivision plan submission, and shall be reviewed and approved by the Urban Forestry Division. The reforestation plan shall incorporate native grasses and wildflowers, and also include large and small trees and whips (2-4 feet in height) in the plant schedule. The plan shall include, but not be limited to information regarding the timing, methods of installation, and long term maintenance commitments to ensure establishment."
3. **Comment:** There is a specimen 30 inch diameter southern magnolia in the vicinity of lot 5 that is not shown to be preserved. This tree could be saved if the lots were re-positioned on this property. Additionally, the stormwater management pond and access road is positioned to remove some existing vegetation adjacent to the RPA.

Recommendation: The CDP/FDP should be revised to accurately locate the magnolia tree and show an accurate dripline for it. An area of sufficient size around the tree should be preserved, possibly in lieu of some of the open space behind lots 1 through 4. The pond and access road should be re-positioned to avoid removal of vegetation adjacent to the RPA.

The limits of clearing and grading should be revised to reflect these changes.

4. **Comment:** A landscape plan that addresses the tree cover requirements, landscaping in and around the pond, and landscaping that is sufficient as noted in the Comprehensive Plan, Urban Design Guidelines for the Route 1 Corridor has not been provided.

Recommendation: Obtain a commitment from the Applicant to submit a landscape plan as part of the first submission of the site plan that shows landscaping in appropriate planting areas of the pond, in keeping with the planting policies of DPWES. The CDP/FDP should be revised to incorporate the following revisions to the landscape design for the project:

- Supplemental shrubbery landscaping should be provided along the frontage of the site to soften the appearance of the site.
- Sheet 2 of 4 of the CDP/FDP should be revised to use ornamental trees in the front of the lots rather than shade trees.
- Provide native evergreen trees such as Eastern red cedar, American holly and loblolly pine along the southern property line to provide a buffer.

5. **Comment:** The specimen southern magnolia noted on page 1 would benefit from an in-depth tree condition analysis, preventative care and general maintenance.

Recommendation: Obtain a commitment from the Applicant to contract a certified arborist to provide the noted services above. The following proffer language is suggested to address this issue:

- a. "The Applicant shall contract a certified arborist to prepare a tree preservation plan that includes preventative and general care plan for the 30 inch diameter southern magnolia. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The plan shall be submitted for review and approved by the Urban Forestry Division. The condition analysis for the magnolia shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities shall include, but not be limited to, crown pruning, root pruning, mulching and fertilization.
- b. "All trees shown to be preserved on the CDP/FDP and located at the limits of clearing and grading shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard:
 - Four foot high, 14-gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on site. All tree preservation activities including the installation of

Talbot Farm, Landmark Properties LLC

RZ 2001-MV-030

July 19, 2001

Page 4

- tree protection fencing shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on
- the site, the Project Arborist shall verify in writing that tree protection fence has been properly installed.”

JGS/

UFDID#02-0023

cc: Irish Grandfield, Environmental Planner, E&DRB, DPZ
Anita Capps, Land Use Planner, E&DRB, DPZ
RA File

HAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: August 30, 2001

FROM: Jessica G. Strother, Urban Forester II
Urban Forestry Division, OSDS 

SUBJECT: Talbot Property, RZ 2001-MV-030

RE: Your request received on August 22, 2001

This review is based on the Conceptual/Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning on August 20, 2001. Draft proffers dated July 31, 2001 were provided. Previous comments were forwarded to you in connection with the CDP/FDP on July 19, 2001.

Comments on the CDP/FDP

1. **Comment:** None of the previous comments regarding the Existing Vegetation Map (EVM) have been addressed. The EVM is missing some information and contains some inaccurate information. A description of the successional stages of forest cover and vegetation, and the overall health has not been included. Additionally, there is some forest cover adjacent to some of the existing outbuildings that has not been shown, and the driplines for some of the trees are undersized.

Recommendation: The EVM should be revised to address the inaccuracies and missing information. The EVM and CDP/FDP sheets should both be revised to reflect an accurate existing tree line.

2. **Comment:** The previous comment regarding the specimen 30 inch diameter southern magnolia has not been addressed. The southern magnolia could be saved if the lots were re-positioned on this property. Additionally, the stormwater management pond and access road is positioned to remove some existing vegetation adjacent to the Resource Protection Area (RPA).

Recommendation: The CDP/FDP should be revised to accurately locate the magnolia tree and show an accurate dripline for it. An area of sufficient size around the tree should be preserved, possibly in lieu of some of the open space behind lots 1 through 4. The pond and access road should be re-positioned to avoid removal of vegetation adjacent to the RPA.

The limits of clearing and grading should be revised to reflect these changes.

3. **Comment:** There are two areas along the frontage of the site that are landscaped with trees and include a 7' high noise fence. Based on the design, some trees are proposed within the Virginia Department of Transportation (VDOT) right-of-way. Additionally, additional trees and shrubs could be provided outside of the VDOT right-of-way.

Recommendation: Obtain a commitment from the Applicant to obtain permission to plant trees within the VDOT right-of-way. Additionally, the commitment should include alternative plant material, acceptable to VDOT if trees are not acceptable. Provide additional trees and shrubs within the 10 foot planting strip adjacent to the lots, and shift the fence to allow for planting on the frontage side of the fence.

Comments on the Draft Proffers

1. (Draft proffer 8A)

- Add and revise the following to the heading for this section of the draft proffer: “Landscaping/~~Tree Save~~ and Reforestation”
- Add the following: “.....as determined by the Urban Forestry Division. The Applicant shall provide street trees and low growing plant material along Richmond Highway within the dedicated right-of-way as shown on the CDP/FDP, subject to approval by the Virginia Department of Transportation. If trees are not acceptable, alternative plant material will be provided, subject to review by the Urban Forestry Division, and the Virginia Department of Transportation.”
- Add the following: 8B Reforestation.
“A reforestation plan for the Resource Protection Area shall be submitted as part of the first subdivision plan submission, and shall be reviewed and approved by the Urban Forestry Division. The reforestation plan shall incorporate native grasses, and wildflowers, and also include large and small trees and whips (2-4 feet in height) in the plant schedule. The plan shall include, but not be limited to information regarding the timing, methods of installation, and long-term maintenance commitments to ensure establishment.

2. (Draft proffer 10) It is recommended to delete the entire draft proffer in lieu of the following: "Tree Preservation",

- a. "The Applicant shall contract with a certified arborist to prepare a tree preservation plan the 30 inch diameter southern magnolia. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The plan shall be submitted for review and approved by the Urban Forestry Division. The condition analysis for the magnolia shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities shall include, but not be limited to, crown pruning, root pruning, mulching, and fertilization.

Any trails and utilities that may be necessary within the tree preservation and or Resource Protection Areas, shall be located and installed in the least disruptive manner, subject to review and approval by DPWES and the Urban Forestry Division.

- b. "All trees shown to be preserved on the CDP/FDP and located at the limits of clearing and grading shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard:

- Four foot high, 14-gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on site. All tree preservation activities including the installation of tree protection fencing shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on site, the Project Arborist shall verify in writing that tree protection fence has been properly installed.

JGS/
UFDID# 02-0394

attachment

cc: Irish Grandfield, Environmental Planner, E&DRB, DPZ
Anita Capps, Land Use Planner, E&DRB, DPZ
RA File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: July 19, 2001

FROM: Jessica G. Strother, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Talbot Farm, Landmark Properties Development, LLC, RZ 2001-MV-030

RE: Your request received on July 5, 2001

This review is based upon the Conceptual/Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning (DPZ) on May 11, 2001. Draft proffers were not included. A site visit was conducted on July 16, 2001.

Site Description: The Talbot Farm property is a partially forested tract that is 2.20 acres in size and contains a Resource Protection Area (RPA) within the eastern third of the site. There is an existing residence, driveway and numerous outbuildings on the property. There are a number of open grown hardwood and ornamental trees scattered throughout the property. Some of these trees are mature and one is a very large specimen 30 inch diameter southern magnolia. The eastern third of the site contains a partially forested RPA that consists mostly of early successional hardwood vegetation such as black willow, Eastern red cedar, green ash, young hardwood vegetation, and a maintained grassland. The central and western portions of the site contain a maintained grassland area, numerous open grown trees as indicated above. Additionally, there are some mature Eastern red cedar growing along the property boundaries.

1. **Comment:** The Existing Vegetation Map (EVM) is missing some information and contains some inaccurate information. A description of the successional stages of forest cover and vegetation, and the overall health has not been included. Additionally, there is some forest cover adjacent to some of the existing outbuildings that has not been shown, and the driplines for some of the trees are undersized.

Recommendation: The EVM should be revised to address the inaccuracies and missing information. The EVM and CDP/FDP sheets should both be revised to reflect an accurate existing tree line.

2. **Comment:** Approximately half of the RPA is a maintained grassland and it appears that the native riparian vegetation and forest cover was removed some years ago. As a result, the RPA has lost some ability to filter pollutants, provide habitat and reduce the effects of flooding.

Recommendation: The grassland portions of the RPA should be reforested. Additionally, the proposed evergreens in the RPA should be incorporated into the reforestation plan. Only native evergreen species such as eastern red cedar and sweetbay magnolia should be used in the reforestation plan. The Applicant should commit to submitting a reforestation plan for the RPA. The following proffer language is suggested to address this issue:

a. "A reforestation plan shall be submitted as part of the first subdivision plan submission, and shall be reviewed and approved by the Urban Forestry Division. The reforestation plan shall incorporate native grasses and wildflowers, and also include large and small trees and whips (2-4 feet in height) in the plant schedule. The plan shall include, but not be limited to information regarding the timing, methods of installation, and long term maintenance commitments to ensure establishment."

3. **Comment:** There is a specimen 30 inch diameter southern magnolia in the vicinity of lot 5 that is not shown to be preserved. This tree could be saved if the lots were re-positioned on this property. Additionally, the stormwater management pond and access road is positioned to remove some existing vegetation adjacent to the RPA.

Recommendation: The CDP/FDP should be revised to accurately locate the magnolia tree and show an accurate dripline for it. An area of sufficient size around the tree should be preserved, possibly in lieu of some of the open space behind lots 1 through 4. The pond and access road should be re-positioned to avoid removal of vegetation adjacent to the RPA.

The limits of clearing and grading should be revised to reflect these changes.

4. **Comment:** A landscape plan that addresses the tree cover requirements, landscaping in and around the pond, and landscaping that is sufficient as noted in the Comprehensive Plan, Urban Design Guidelines for the Route 1 Corridor has not been provided.

Recommendation: Obtain a commitment from the Applicant to submit a landscape plan as part of the first submission of the site plan that shows landscaping in appropriate planting areas of the pond, in keeping with the planting policies of DPWES. The CDP/FDP should be revised to incorporate the following revisions to the landscape design for the project:

- Supplemental shrubbery landscaping should be provided along the frontage of the site to soften the appearance of the site.
- Sheet 2 of 4 of the CDP/FDP should be revised to use ornamental trees in the front of the lots rather than shade trees.
- Provide native evergreen trees such as Eastern red cedar, American holly and loblolly pine along the southern property line to provide a buffer.

5. **Comment:** The specimen southern magnolia noted on page 1 would benefit from an in-depth tree condition analysis, preventative care and general maintenance.

Recommendation: Obtain a commitment from the Applicant to contract a certified arborist to provide the noted services above. The following proffer language is suggested to address this issue:

- a. "The Applicant shall contract a certified arborist to prepare a tree preservation plan that includes preventative and general care plan for the 30 inch diameter southern magnolia. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The plan shall be submitted for review and approved by the Urban Forestry Division. The condition analysis for the magnolia shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities shall include, but not be limited to, crown pruning, root pruning, mulching and fertilization.
- b. "All trees shown to be preserved on the CDP/FDP and located at the limits of clearing and grading shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard:
 - Four foot high, 14-gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on site. All tree preservation activities including the installation of

Talbot Farm, Landmark Properties LLC

RZ 2001-MV-030

July 19, 2001

Page 4

- tree protection fencing shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on
- the site, the Project Arborist shall verify in writing that tree protection fence has been properly installed.”

JGS/

UFDID#02-0023

cc: Irish Grandfield, Environmental Planner, E&DRB, DPZ
Anita Capps, Land Use Planner, E&DRB, DPZ
RA File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: January 2, 2002

FROM: Jessica G. Strother, Urban Forester
Urban Forestry Division, OSDS 

SUBJECT: Talbot Farms, RZ 2001-MV-030

RE: Your requests received on December 4, and 13, 2001

This review is based on the Conceptual/Final Development Plan (CDP/FDP) received by the Department of Planning and Zoning (DPZ) on December 4, 2001. Draft proffers dated December 28, 2001 were included. Previous comments were forwarded to you on July 19, 2001, and a meeting was held with you and the Applicant in September 2001 to discuss design issues, tree preservation, and reforestation issues.

Comments on the CDP/FDP

1. **Comment:** Previous comments recommended the preservation of a 30-inch diameter southern magnolia which is currently not planned for. There are other trees along the western property line that based on the current design could be preserved. Refer to the Existing Vegetation Map, sheet 4 of 4, on the development plan for locations of existing trees.

Recommendation: The CDP/FDP should be revised to preserve the mature Eastern red cedars along the western property line, in lieu of the proposed planting of evergreen screening material. Preserving native and mature forest cover is more effective screening and is more environmentally sound. The limits of clearing and grading should be revised to reflect this.

2. **Comment:** The development plan shows shade trees to be planted in the front yards of the lots, but there are ornamental trees shown on the typical lot layout, sheet 3 of 4. Additionally, there is insufficient room on the lots for shade trees.

Recommendation: Revise the development plan to show only ornamental trees in the front yards of the lots.

3. **Comment:** There are two CDP/FDP options proposed, one with an interparcel access drive and one without. The option without the interparcel access drive allows for more frontage landscaping. Additionally, the option with the access drive proposes a landscape buffer that appears to contain mostly a sidewalk.

Recommendation: The CDP/FDP option that reflects the interparcel access drive should be revised to allow for more room for frontage landscaping.

4. **Comment:** Tree cover calculations have not been shown on the CDP/FDP.

Recommendation: The CDP/FDP should be revised to show the tree cover calculations.

Comments on the Draft Proffers

1. **Draft proffer 8 (Landscaping/Tree Save):** 8A. There is a reference in the proffer to a landscape plan dated May 9, 2001. A landscape plan dated May 9, 2001 has not been included with either of the CDP/FDP submittals. This plan should be provided for review or the proffer should be clearly revised to not refer to a landscape plan.

The following portion of proffer 8A should be revised: ~~.....at time of Subdivision Plan approval.~~ "at the time of the first submission of the subdivision plan."

The title of the proffer should be revised as follows: ~~Landscaping/Tree Save~~ "Landscaping and Reforestation"

- Proffer 8B should be revised to: ~~.....single row of~~ large evergreen trees.
- Proffer 8C should be revised to: ~~"These trees-shrubs shall be depicted....."~~
- A new proffer 8D should be provided by the Applicant to read: "A reforestation plan shall be submitted as part of the first subdivision plan submission, and shall be reviewed and approved by the Urban Forestry Division. The reforestation plan shall incorporate native grasses and wildflowers, and also include large and small trees and whips (2-4 feet in height) in the plant schedule. The plan shall include, but not be limited to information regarding the timing, methods of installation, process for removing invasive plants, and long term maintenance commitments to ensure establishment of the proposed vegetation."

2. **Draft Proffer 10 (Limits of Clearing and Grading)**

- The title of the proffer should be revised to: Limits of Clearing and Grading and Protective Devices
- Proffer 10A should be revised to: ~~.....as possible considering cost and engineering~~ as determined.....

Talbot Farms
RZ 2001-MV-030
January 2, 2002
Page 3

- Proffers 10 C, 10D and 10F should be revised to:.....EQC and RPA
- Proffer 10D should be revised to:the limits of clearing and grading of the EQC and the wetlands protected against clearing and grading, as shown on the CDP/FDP shall be fenced with four foot high, 14-gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart.

JGS/
UFDID# 02-1062

cc: Mary Anne Welton, Environmental Planner, E&DRB, DPZ
Anita Capps, Land Use Planner, E&DRB, DPZ



FAIRFAX COUNTY PARK AUTHORITY

 MEMORANDUM

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

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

DATE: August 8, 2001

SUBJECT: RZ/FDP 2001-MV-030
 Talbott Property
 Loc: 110-1((1))2

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

- The development plan for Talbott Property proposes 26 units that will add approximately 67 residents to the current population of Mount Vernon District. The development plan currently shows no recreational amenities 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 \$ 24,830. This figure is based on the Zoning ordinance requirement to provide facilities based on a cost of \$955 per PDH unit, times the 26 non-ADU (affordable dwelling unit) residents proposed in this development.

The Comprehensive Plan for Fairfax County, Virginia, Area IV, Mount Vernon Planning District, Parks and Recreation, page 108, states: "There are significant park and recreation needs outstanding in the district. Overall, there remains a deficiency of community parkland and facilities."

- The 1996 Fairfax County Master Plan for Flood Control and Drainage Pro Rate Share Projects identifies a reach of Dogue Creek, on land adjacent to the site, for a channel improvement project, DC231. This project is testimony to the fact that an erosion/bank stability problem exists, and there is not an adequate outfall. Therefore, a SWM/BMP waiver should not be granted.

RZ/FDP 2001-MV-030

Talbott Property

July 25, 2001

Page 2

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

Date: 1/28/02

Case # RZ-01-MV-030

Map: 110-1

PU 1564

Acreage: 5.47

Rezoning

From : R-2 To: PDH-5

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
Washington Mill 1222	K-6	383	491	515	-202	525	-142
Whitman 1221	7-8	1000	925	967	33	994	6
Mt. Vernon 1220	9-12	2550	1640	1664	886	1694	856

- 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	25	X.4	10	SF	5	X.4	2	8	10
7-8	SF	25	X.069	2	SF	5	X.069	0	0	2
9-12	SF	25	X.159	4	SF	5	X.159	1	3	4

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

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

Comments

Enrollment in the school listed (Washington Mill Elementary) is currently projected to be near capacity.

Enrollment in the schools listed (Whitman Middle, ~~Oakton~~ ^{MT. VERNON} High) is currently projected to be below capacity.

The 8 elementary students generated by this proposal would require .32 additional classrooms at Washington Mill Elementary (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

June 20, 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-MV-030

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 #24, Woodlawn.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: July 6, 2001

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2001-MV-030
Tax Map No. 110-1- /01/ /0002

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 sewered 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 RICHMOND HIGHWAY and APPROX. 20 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	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE - P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTORTELEPHONE
(703) 289-6325FACSIMILE
(703) 289-6382

January 18, 2002

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 01-MV-030
FDP 01-MV-030
Water Service Analysis

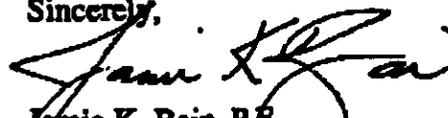
Dear Ms. Byron:

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

1. The property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 16-inch water main located at the property. See the 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.

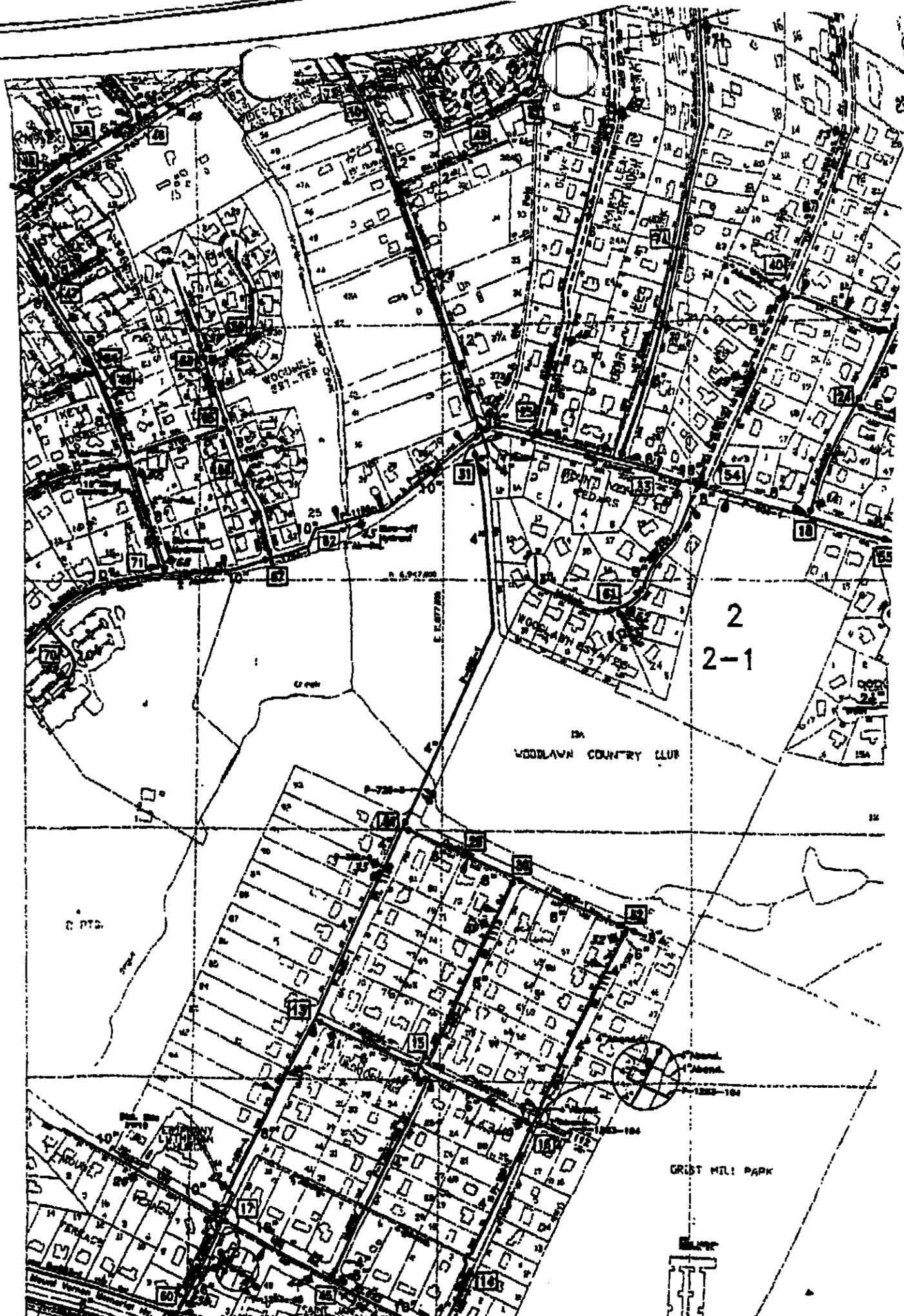
If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,



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

Enclosures (as noted)



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 1/15/02,

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

SUBJECT: Rezoning Application Review

SLS

Name of Applicant/Application: Landmark Property Development, LLC

Application Number: RZ/FDP2001-MV-030

Information Provided:

Application	- Yes
Development Plan	- Yes
Other	- Statement of Justification

Date Received in SWPD: 6/15/01

Date Due Back to DPZ: 6/27/01

Site Information:

Location	- 110-1-01-00-0002
Area of Site	- 5.47 acres
Zoned	- PDH-5
Watershed/Segment	- Dogue Creek / Engleside

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

I. Drainage:

- MSMD/PDD Drainage Complaints: There are no downstream complaints on file with PDD, relevant to this proposed development.
- Master Drainage Plan, proposed projects, (SWPD): No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

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.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: June 29, 2001

FROM: Barbara Carpenter, Director
Revitalization Division
Department of Housing and Community Development

REFERENCE: Referral Dated 6/13/01

FILE NO.: 1300; 1330P

SUBJECT: RZ 2001-MV-030/Talbott Property Single Family Detached
Homes/Richmond Highway Revitalization Area/Tax Map Ref.
110-1((1))2

Staff from the Revitalization Division of the Department of Housing and Community Development has reviewed the above referenced application, which would permit the development of 26 single family detached homes on a 5.47 acre property zoned PDH-5. The following comments are provided.

- This proposed residential project is not in conformance with the Comprehensive Plan. It is in the Woodlawn CBC and a land unit that has been planned for neighborhood serving retail and office. The proposed development plan shows no consolidation option, just the residential development.
- From a revitalization perspective, however, residential development on this portion of the land unit would not be undesirable given the fact that the retail/office market in Woodlawn is not strong. On the other hand, some citizens in the area have expressed a preference for commercial rather than residential development at this location.
- The Revitalization Division can support this application contingent on its receiving citizen support.

The Revitalization Division is not aware of any other revitalization issues that might affect this application. Our recommendation is based solely on our perception of the proposal's ability to contribute to the overall physical, social and economic revitalization of the area and should not be considered to be an interpretation or statement of implied complicity with any and all applicable codes or ordinances. If you have specific questions, or require additional comment, please call Bill Ference at 703-246-5213.

cc: Bill Ference, Senior Program Manager, Revitalization Division, HCD
Gordon Goodlett, Development Officer, Development and Real Estate
Finance Division, HCD

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 10.1-210D 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 456 REVIEW PROCESS: A public hearing process pursuant to 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. 15.1-491 of the Code of Virginia.

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

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

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

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

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

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 DEM for review and approved pursuant to Chapter 101 of the County Code.

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&FAgricultural & Forestal District	PDCPlanned Development Commercial
ADUAffordable Dwelling Unit	PDHPlanned Development Housing
ARBArchitectural Review Board	PFMPublic Facilities Manual
BMPBest Management Practices	PRCPlanned Residential Community
BOSBoard of Supervisors	RMAResource Management Area
BZABoard of Zoning Appeals	RPAResource Protection Area
COGCouncil of Governments	RUPResidential Use Permit
CBCCommunity Business Center	RZ Rezoning
CDPConceptual Development Plan	SESpecial Exception
DEMDepartment of Environmental Management	SPSpecial Permit
DDRDivision of Design Review, DEM	TDMTransportation Demand Management
DPDevelopment Plan	TMATransportation Management Association
DPWDepartment of Public Works	TSATransit Station Area
DU/ACDwelling Units Per Acre	TSMTransportation System Management
EQCEnvironmental Quality Corridor	UP & DUtilities Planning and Design Division, DPW
FARFloor Area Ratio	UMTAUrban Mass Transit Association
FDPFinal Development Plan	VC Variance
GDPGeneralized Development Plan	VDOTVirginia Dept. of Transportation
GFAGross Floor Area	VPDVehicles Per Day
HCDHousing and Community Development	VPHVehicles per Hour
LOSLevel of Service	WMATAWashington Metropolitan Area Transit Authority
Non-RUPNon-Residential Use Permit	ZADZoning Administration Division, OCP
OCPOffice of Comprehensive Planning	ZEDZoning Evaluation Division, OCP
OOffice of Transportation	ZPRBZoning Permit Review Branch
PDPlanning Division	

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